

Draft Revised Lambeth Local Plan Proposed Submission Version 2020

Topic Paper 3 - Workspace

January 2020



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1. Introduction

- 1.1 This Topic Paper provides justification for the council's approach to the provision of workspace (including affordable workspace) under policies ED1-ED4 of the Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020 (hereafter referred to as Local Plan).
- 1.2 Workspace in the context of this paper, relates to the different types of places (offices, workshops, factories, warehouses, etc.) in which economic activity is expected to take place for in Use Classes B1, B2 and B8 uses. Affordable workspace is defined as workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose.
- 1.3 It also includes analysis of the creative and digital industries within the borough and how the Local Plan seeks to support and strengthen their role through Local Plan policies and specific designations namely the Brixton Creative Enterprise Zone and the West Norwood Creative Business Cluster.

National policy

- 1.4 Section 6 of the National Planning Policy Framework 2019 (NPPF), particularly paragraphs 80 to 82, identifies the importance of using planning policies to build a strong and competitive economy.
- 1.5 NPPF paragraph 80 states that *“planning policies... should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*
- 1.6 Paragraph 81 continues by setting out that planning policies should “(a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”

- 1.7 Further, paragraph 82 states that planning policies “should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries.”
- 1.8 The NPPF is supported by the Government’s Planning Practice Guidance (PPG). This sets out guidance to plan making authorities. In relation to gathering evidence to plan for business¹, it explains that “strategic policy making authorities will need a clear understanding of business requirements in their area. The steps in building up this evidence include:
- working together with county and neighbouring authorities, Mayors, combined authorities and with Local Enterprise Partnerships to define the most appropriate geography to prepare policies for employment;
 - preparing and maintaining a robust evidence base to understand both existing business needs and likely changes in the market, with reference to local industrial strategies where relevant; and
 - engaging with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.”

Draft London Plan

- 1.9 The Mayor is preparing a new London Plan. At the time of writing, the Mayor’s ‘Intend to Publish’ version of the draft London Plan (December 2019) is considered to be the most up-to-date public version of the London Plan referred to as the draft London Plan (DLP).
- 1.10 Policy GG5 Growing a good economy seeks to conserve and enhance London’s economic performance and ensure that economic success is shared among Londoners. This strategic policy provides the direction for other policies in the DLP in particular within Chapter 6: Economy.
- 1.11 Of particular relevance to this paper, Chapter 6 of the draft London Plan supports economic development through employment. Policy E1 sets out the approach to office provision across London. Policy E2 provides for suitable and flexible business space. Policy E3 sets out the circumstances where affordable workspace can be sought, and the evidence required in support of this approach. Policies E4 to E7 set out a strategy for industrial land across London through: land for industry, logistics and services (E4); Locally Significant Industrial Sites (E6); and industrial intensification, co-location and substitution (E7). Policy E8 deals with sector growth opportunities and clusters.

¹ Paragraph: 040 Reference ID: 61-040-20190315

- 1.12 In relation to creative industries, the draft London Plan aims to support the continued growth and evolution of London's diverse cultural facilities and creative industries. Policy HC5 encourages boroughs to work with the Mayor and relevant stakeholders to identify Creative Enterprise Zones (CEZ) in Local Plans. It also sets out how Local Plans can support designated CEZs including developing and protecting new and existing creative workspace; supporting new cultural venues; encouraging the temporary use of vacant buildings for creative workspace and activities; integration of infrastructure and application of the Agent of Change Principle.
- 1.13 The London Plan policies are supported by a range of evidence base documents as set out below, some of which have specific reference to Lambeth.
- 1.14 The [London Office Policy Review \(2017\)](#) notes that workstyles and workplaces are changing, with the office market evolving to enable interaction and collaboration due to the rapid rise of the flexible space market (particularly serviced offices and co-working spaces). However, it notes that the combination of the rise of rental values, business rates and the loss of office space to residential development are widely considered to be squeezing businesses, particularly smaller businesses who can afford less expensive accommodation, out of space. This situation applies in Lambeth and this is explored further in Section 2 of this report. For Lambeth the document also identified that based on a composite projection, taking account of historic trends and jobs forecasts, a net increase of 160,600sqm of office floorspace would be needed. This has been carried forward into London Plan Policy E1.
- 1.15 The [Industrial Land Supply and Economy Study \(2016\)](#) found that the industrial land vacancy rate is lower than the London average and the release of industrial land in Lambeth between 2010 and 2015 had been significantly higher in Lambeth than the London average. Further, it concluded that with a growing population and economy, it is likely that there will need to be a change in approach to the retention of industrial land across London.
- 1.16 The [Industrial Demand Study \(2017\)](#) classified Lambeth as a 'retain' borough, suggesting that it should seek to retain its capacity to accommodate industrial activity. This classification has carried through directly into the London Plan Policy E4.
- 1.17 The [London Industrial Intensification Primer \(2017\)](#) sets out a number of typologies of workspace for large and small industrial units with examples of how they can achieve industrial intensification as set out within London Plan policies.

Evidence Base

- 1.18 Policies contained within the Draft Revised Local Plan are also supported by a detailed evidence base, as shown below. In addition to engagement with workspace providers and occupiers as set out in Sections 3 to 5, this paper also draws on sources as set out in Appendix 4.
- 1.19 The [Lambeth Review of Key Industrial and Business Areas \(December 2019\)](#) contains a more detailed analysis of the London Plan evidence base documents as well as an analysis of each designated KIBA across the borough.
- 1.20 Lambeth's '[Creative Ways to Grow](#)' – [Lambeth's CDI Strategy for Growth 2018](#) identifies that such organisations can help to deliver the council's social, cultural and economic objectives. It defines CDI industries as the following: visual arts, fashion, architecture, photography, information technology, museums, galleries and libraries, health tech, crafts, software and applications, visual effects, broadcasting, publishing, games, design, creative tech, film and tv, advertising and media, music, animation and performing arts.
- 1.21 The [Lambeth Creative and Digital Industries Study \(2017\)](#) (CDI Study) provides a comprehensive understanding of the borough's CDI sector. It identifies a lack of suitable premises for businesses in the CDI sector and recommends the provision of medium-sized offices, co-working spaces, maker spaces and managed office space suitable for small and medium enterprises.
- 1.22 [The Brixton Creative Enterprise Zone Research Study](#) identifies that in Brixton the creative industries suffer from an undersupply of workspace that is putting businesses at risk and constrains growth. The [Brixton Economic Action Plan \(2017\)](#) also identifies an under-supply of workspace compared to similar town centres in London and that this is affecting Brixton's ability to facilitate growth and realise its full potential.
- 1.23 [The London Borough of Lambeth: Local Plan and Community Infrastructure Levy Viability Review \(2019\)](#) tested the impact of different affordable workspace discounts in the 3 existing CIL Charging Zones in the borough. [The Brixton Creative Enterprise Zone: Affordable Workspace Analysis \(2018\)](#) found that the viability of delivering affordable workspace for a period of 25 years varied in different parts of the CEZ and depended on the size of the proposed office development.

2. Current workspace and economic profile

- 2.1 This section sets out the current issues in relation to the supply and demand for workspace within the borough.
- 2.2 Changes to permitted development rights to allow B1a offices to convert to C3 residential without needing planning permission have had a detrimental impact on the provision of workspace within the borough. This is supported by research by [Ramidus for the Federation for Small Businesses](#)² (2017) across London which found that “the kind of property that small businesses like – inexpensive, adaptable and available on flexible terms – is what is being lost, and the combined impact of rising [business] rates and rising rents, caused by reduced supply, is having a negative economic impact (see page iv).”
- 2.3 Within Lambeth specifically, in the period between 2009/10 and 2018/19, there has been a net loss of over 223,000 sqm of B use class floorspace – of which around 150,000 sqm net was within the B1a office use class³. It is notable that the loss of B1a office accommodation increased after the government introduced the changes to permitted development rights
- 2.4 The Mayor’s [Cultural Infrastructure Plan \(2019\)](#) also sets out that the introduction of permitted development rights “has had a clear negative impact on London placing increased pressure on uses, such as ... creative workspace, in many instances contributing to their loss (see page 26).”
- 2.5 Lambeth has also seen a rise in rents for workspace. Data from CoStar (2019) shows that average B1a office rents in the borough increased 71% between 2009 and 2019, from £23.17 per sqft in 2009 to £39.56 per sqft in 2019. The vacancy rate for such space also fell from 6% to less than 3% in the same time period. For light industrial space (B1c use class), rents rose from £11.89 per sqft to £21.41 per sqft during the same time period, with vacancy rates remaining stable. Further details rental levels by area, use class and quality are contained within Appendix 2.
- 2.6 Lambeth has also seen an increase in business rates. Data from the [Valuation Office Agency](#)⁴ (VOA) shows that there was a 56.9% rise in the rateable values for the industrial sector in Lambeth between 2010 and 2017. This is the second highest business rate rise in London. There has also been a 28.5% rise in business rates for the office sector in Lambeth over the same period – higher than the national and London averages. The impact of commercial rents and business rates (even prior to their rise in 2017) is recognised in the findings of the Lambeth Business Survey (2015). 30% of businesses identified rents and

² The business rates revaluation in London: The 2017 Business Rates Revaluation and its Impact on London’s Micro, Small and Medium sized business community, Ramidus 2017

³ Lambeth Commercial Development Pipeline Report 2018/19

⁴ Non-domestic rating: change in rateable value of rating lists, England and Wales, 2017 Revaluation, VOA

rates as a top 3 challenge, with a higher proportion (34%) of sole traders stating this view.

- 2.7 Evidence shows that the vast majority (99.6%) of enterprises in Lambeth are either micro, small or medium-sized (SMEs). The proportion of businesses in this segment highlights the importance of SMEs to the local economy.

Size of Business (No. of employees)	Percentage of enterprises in Lambeth (%)
Micro (0-9)	91.2
Small (10-49)	7.3
Medium (50-249)	1.1
Large (250+)	0.4

Inter Department Business Register - UK Business Count data (ONS, 2018)

- 2.8 Despite the high proportion of SMEs in Lambeth, the number of such enterprises has been falling. In 2016, there were 18,920 SMEs in Lambeth. In 2018, 13,905 SMEs are recorded to have been present in Lambeth – the lowest recorded total since 2013⁵.
- 2.9 It is therefore concluded that the reduction in stock availability, and the uplift in rents and business rates may have therefore contributed to the recent fall in SMEs across Lambeth.
- 2.10 The council has responded to the fall in supply of office floorspace by introducing an Article 4 Direction in September 2017 to remove permitted development rights in Brixton Town Centre, in sites in and around Clapham Town Centre and in 10 of the borough’s designated Key Industrial and Business Areas (KIBAs). In such locations, planning permission is now required to change the use of a B1a office to C3 residential. In May 2019, the council also confirmed an Article 4 Direction to ensure that offices in the CAZ still require planning permission for such a change of uses from B1a office to C3 residential.

⁵ Inter Departmental Business Register – multiple years

3. Creative and Digital Industries (CDIs)

- 3.1 Section 2 above has set out the current economic profile of the borough, however CDIs are widely recognised as important drivers of jobs and growth and thus have been specifically identified to support the aims and ambition of the Borough Plan.
- 3.2 The [Lambeth Borough Plan \(2019\)](#) seeks to ensure that inclusive growth is delivered in Lambeth to help reduce inequality and bring communities together, maintaining the mixed and vibrant nature of Lambeth's neighbourhoods. It also highlights that the council is actively attempting to strengthen its CDI sector, along with other efforts, such as: creating the Brixton Creative Enterprise Zone (CEZ) to show that Brixton is a destination of London-wide importance, being home to a range of businesses in the CDI Sector – including in entertainment, social enterprises and the arts; developing its own affordable workspaces at Lambeth Town Hall and International House; and leading on the South London Innovation Corridor in order to catalyse inclusive growth of the creative and digital industries across the shared economic geographies of Lambeth, Wandsworth, Southwark and Lewisham with the other London Boroughs.
- 3.3 The council has also developed a CDI Strategy ['Creative Ways to Grow' – Lambeth's CDI Strategy for Growth 2018](#) which identifies that such organisations can help to deliver the council's social, cultural and economic objectives. This strategy also recognises the significant contribution that CDI sector already provides to Lambeth, including 22,000 jobs and the generation of £1.8bn GVA for the local economy. It also identifies the importance of affordable workspace provision and protecting workspace suitable for the CDI sector through the planning system. CDI sectors include a wide-range of activities, including: advertising, marketing, architecture, crafts, visual arts, performing arts, IT services, publishing, museums, galleries, libraries, health technology, digital entertainment and telecommunications.
- 3.4 Creative and digital businesses of all sizes benefit from concentrating in clusters. The proximity and agglomeration benefits provide competitive advantages: a critical mass of talented workers and creators, access to clients and opportunities for collaboration, knowledge sharing and socialising. Strong CDI clusters require access to meeting spaces in addition to a good supply of workspace types.
- 3.5 Whilst Lambeth has world-class creative and digital businesses and major growth potential, the sector is currently smaller and less strongly clustered than in other central London boroughs. The [CDI Study 2017](#) (see page 26) found that growth in Lambeth's creative and digital sector has been slower than other central London boroughs due to the lack of available workspace. However the borough does have a varied CDI sector that provides 22,000 jobs and generates £1.8 billion GVA to the local economy (see page 14). Research

by the Greater London Authority and the [CDI Study 2017](#) also highlights that the borough currently lacks the critical mass of affordable and supportive workspace facilities required to support significant cluster growth.

- 3.6 The [Brixton Economic Action Plan \(2017\)](#) also identifies an under-supply of workspace compared to similar town centres in London and that this is affecting Brixton's ability to facilitate growth and realise its full potential.
- 3.7 The Local Plan policies will play a role in supporting this sectoral growth through the provision of new workspace suitable to a wide range of industries (see Sections 4 and 5 below) and meet the wider council's objectives through and designations relating to the creative industries (see below).

Borough profile of CDI businesses

- 3.8 In addition to the Brixton CEZ and West Norwood Business Cluster specifically discussed below, activity within CDIs is also concentrated in well-known locations, such as: the world class cluster of artistic venues (Southbank Centre, National Theatre, Vault's Theatre, etc.) in South Bank and Waterloo that attracts 18 million annual visitors, generates £240 million to the local economy and has been identified in the London Plan as part of the South Bank, Bankside and London Bridge specialist arts, culture and entertainment cluster; and in Brixton, organisations related to music and the arts are credited with helping to sustain its character and celebrate its history - as such it has been designated as one of six Creative Enterprise Zones (CEZ) in London and the investment gained as part of the successful CEZ bid will be used to enable the CDI Sector to grow, building on the strong existing offer Areas elsewhere in the borough also have an active CDI sector including Vauxhall, considered to be as the cultural centre of London's LGBTQ+ community and has a strong visual arts scene; and Clapham, which supports strong culture, night time and education offer, underpinned by organisations including Studio Voltaire, ActionSpace and Omnibus Theatre.
- 3.9 The types of businesses and organisations also vary widely. For instance, Lambeth is home to many CDI focused charities, voluntary, community organisations and social enterprises, including 20 National Portfolio Organisations (NPO) – arts and culture organisations that receive funding from Arts Council England (ACE) in recognition of their alignment and work to deliver against ACE's 10-year strategy, [Great Art and Culture for Everyone](#). An example of an NPO is Photofusion - London's largest independent photography resource centre, works with socially excluded young people. The full list of Lambeth's NPOs can be found in Appendix 4.
- 3.10 Further, there are multiple examples of mission-driven CDI organisations active in Lambeth who are focused on providing opportunities for disadvantaged and underrepresented groups. Examples of such organisations are: ActionSpace, who make a professional career in the arts a realistic option for talented artists with learning disabilities; Rezent-radio, the youth-led

radio station that is an incubator for young talent; and Extant, performing arts company of visually impaired artists and theatre practitioners. All three of these organisations are based within affordable workspaces in the borough and rely on affordable space to deliver their social impact.

- 3.11 In addition, a number of Lambeth's schools collaborate with creative and technology employers. Organisations such as Raw Material, the London Connected Learning Centre, and Lambeth Music Service bring extra-curricular work to Lambeth's young people. Apprenticeship programmes are hosted by the National Theatre, BFI, the South Bank Centre and other cultural organisations in the borough. In the Further Education sector, Morley College is one of London's longest established providers of creative education and King's College London, London South Bank University, and the London College of Communications support thousands of people to gain qualifications in subjects that benefit the CDI sector.

Brixton Creative Enterprise Zone

- 3.12 Creative Enterprise Zones (CEZs) are an initiative by the Mayor of London to designate small areas of London where artists and creative businesses can find permanent affordable space to work; are supported to start-up and grow; and where local people are helped to learn creative sector skills and find new jobs. They are intended to offer incentives to retain and attract artists and new creative businesses with opportunities to network, become successful and benefit from sharing knowledge and expertise and to support regeneration and economic development⁶. The council classifies enterprises in this sector as creative and digital industries (CDI).
- 3.13 In December 2017 the Mayor of London formally launched the Creative Enterprise Zone initiative. Through the Mayor's CEZ Prospectus, boroughs were invited to bid for a CEZ Development Grant to test the feasibility of CEZs. Lambeth was one of eleven boroughs that were successful in their application and received a grant to develop a bid for a CEZ in Brixton. The council submitted its bid in July 2018. In December 2018, the Mayor announced that Lambeth was one of seven boroughs granted funding to deliver six CEZs. Other CEZs include Croydon, Hounslow, Lewisham, Haringey, Hackney Wick (joint with Tower Hamlets, Hackney and London Legacy Development Corporation).
- 3.14 The CEZ covers Brixton and parts of Loughborough Junction and Herne Hill and is consistent with the area put forward as part of the bid for CEZ funding. The boundary of the CEZ is included within the draft Revised Local Plan at paragraph 6.17. See also Map 6 of Proposed Changes to the Policies Map. The area already contains a strong creative and cultural heritage, including architecture, design, music and visual arts. Given the strong creative and

⁶ [Creative Enterprise Zone Prospectus](#)

cultural heritage of Brixton and the potential for growth in the CDI sector that is currently being limited by a lack of supply of workspace, the designation of the CEZ in the Local Plan reflects the success of the borough's bid to be designated one of the Mayor's CEZs and will assist in supporting the growth of creative and digital industries in the CEZ, in accordance with London Plan Policy HC5.

- 3.15 Part (e) of Policy PN3 of the Local Plan also specifically supports the CEZ through the promotion and growth of the existing cluster for creative and digital industries active in Brixton and complementing the wider aspirations for Brixton's economy. This includes supporting applications where they maximise flexible, affordable workspace and typologies.

West Norwood Creative Business Cluster

- 3.16 As set out in the Town Centres Topic Paper it is proposed to partially de-designate West Norwood district centre and re-designate this area in support the growth of CDI industries and to complement the adjacent Key Industrial and Business Areas (see map 7 of the Proposed Changes to the Policies Map document). Although it was originally proposed in the 2018 version of the Local Plan to designate this area as a Creative Enterprise Zone, following advice from the Mayor of London this area is now proposed for designation as the West Norwood Creative Business Cluster within Policy PN7.
- 3.17 Policy PN7 supports the development and renewal of spaces appropriate for creative and digital enterprise, encouraging a range of businesses such as makers, artists and designers. It supports mixed use development with ground floor workspace, maximising the delivery of space for CDIs in a range of units sizes and typologies and complementary space.
- 3.18 The role of Business Cluster is to provide flexibility for different uses to emerge with mixed-use developments that can provide residential on the upper floors and deliver ground floor workspace for makers and creative and digital enterprises, so long as the residential uses do not compromise the function of the Business Cluster or the adjacent Key Industrial and Business Area. As the focus of the Business Cluster will be space for makers, there is opportunity for proposed developments to include small amounts of ancillary sales or displace space. The council will also be producing a Norwood High Street SPD to provide further guidance in relation to this policy.

4. Maintenance and provision of workspace

- 4.1 Section 2 has set out the form of workspace currently contained within the borough. The Local Plan sets out a clear economic strategy in relation to the protection of existing form of workspace and the provision of different forms and types of employment floorspace including office and industrial floorspace. Policies ED1-ED4 of the Local Plan seek to retain existing workspace and provide new workspace, including that which is suitable for SMEs and CDIs.

Office floorspace

- 4.2 In accordance with the town centres first principle within the NPPF offices as a town centre use are directed to town centre locations. Policy E1 of the DLP supports the retention of current office stock, improvements to the supply, and supports development of office floorspace across London, with agglomerations in locations including the Central Activities Zone (CAZ) and town centres. Policy SD5 of the draft London Plan also sets out that in Vauxhall, Nine Elms, Battersea Opportunity Area offices, and other CAZ strategic functions are given equal weight relative to new residential. Therefore this provides the strategic direction that within the borough offices should be directed to the Vauxhall and Waterloo Opportunity Areas, town centres and CAZ locations within the borough which is taken forward within Policy ED1.
- 4.3 Local Plan Policy ED1 sets out the council's approach to the provision of new offices within the borough and is in general, supportive of proposals for large (1,000sqm or greater) offices in appropriate locations (Central Activities Zone, Opportunity Areas and Brixton and Streatham major town centres). The policy also allows for offices of a smaller scale (up to 1,000sqm) throughout the borough. It also seeks to resist the complete loss of existing office floorspace unless defined tests are met, including in relation to marketing, feasibility and viability and states that redevelopment of existing offices should seek to replace or increase the quantum of B1a office floorspace.
- 4.4 Policy ED1 also sets out that increases in the stock of offices should be supported in specific locations identified and that existing viable office capacity should be retained. This approach aligns with the evidence from the [London Office Policy Review \(2017\)](#) which identified a projected need for 160,600 sqm of office floorspace in Lambeth, with a particular need for space identified in the CAZ.
- 4.5 Policy ED1 also seeks to provide a flexible range of floorspace through encouraging offices developments of over 2,000sqm to provide a proportion of floorspace as flexible workspace that would be suitable for SMEs and ensures that floorspace for SMEs are appropriately fitted out. This approach is consistent with London Plan Policies E1 and E2 which seeks an improvement to the quality, flexibility and adaptability of London's office space to provide space for different sizes of business (SMEs as well as larger enterprises) and for

proposals to take into account the need for lower cost and affordable workspace).

- 4.6 This approach also reflects the findings of the [Lambeth Creative & Digital Industries Study 2017](#) (CDI Study 2017), as well as research from the Institute for Public Policy Research⁷ and the [London Office Policy Review \(2017\)](#), which highlight the importance of access to flexible workspaces for SMEs. These studies noted that many SMEs, including in the CDI sector employ small numbers of staff and therefore prefer smaller, flexible workspaces to lower overheads, sharing the costs of services (such as reception, telephony and IT), whilst still being able access space that would allow for expansion and access facilities (such as conference and meeting rooms) that are needed infrequently.

Industrial floorspace

- 4.7 Policy E4 (A) of the draft London Plan defines industrial which includes B1b, B1c, B2 and B8 floorspace as well as utilities, waste and transport infrastructure. Policies E4 to E7 of the draft London Plan set out the approach to industrial land across London. The DLP also introduces the term 'industrial floorspace capacity' defined as *"either the existing industrial and warehousing floorspace on site or the potential industrial and warehousing floorspace that could be accommodated on site at a 65 per cent plot ratio"*.
- 4.8 Lambeth does not contain any Strategic Industrial Locations (SIL) however it does contain other designated and non-designated sites. Policy E6 of the London Plan sets out the approach to designated Locally Significant Industrial Sites (LSISs). The council has designated 31 KIBAs within Lambeth, which are equivalent to the LSIS designation within the draft London Plan. KIBA sites therefore represent Lambeth's strategic supply of business, industrial, storage and waste functions. Local Plan Policy ED3 sets out that development in KIBAs should only consist of intensification for B1b, B1c, B2, B8 and industrial *sui generis* uses encouraged, except where specifically identified for residential co-location.
- 4.9 A detailed explanation of the rationale for the KIBA designations are presented in the [Lambeth Review of Key Industrial and Business Areas \(December 2019\)](#). However, the KIBA designation helps to maintain lower land values in these locations by removing hope value for residential development. This in turn helps to support the viability of employment-only development in KIBAs, which maintains a supply of lower value business space/land that is affordable to a range of business sectors. Consequently, KIBAs are a source of lower-cost premises for SMEs and start-up businesses, including many in the creative, cultural and digital industries and other sectors such as food-manufacturing and distribution. As such, it is considered that the council's approach is consistent with London Plan Policy E6 and ensures that KIBAs are distinguished from

⁷ IPPR, Start me up: The value of workspaces for small business, entrepreneurs and artists in London - <https://www.ippr.org/read/start-me-up-the-value-of-workspaces#>

areas that can accommodate of a wider range of business uses, including offices.

- 4.10 Lambeth also contains a number of non-designated industrial sites (i.e non-KIBA sites). Local Plan Policy ED4 supports intensification of B1b, B1c, B2, B8 and industrial *sui generis* uses and protects against the loss of industrial floorspace capacity within these locations. Local Plan Policy ED4 also encourages development proposals in the B use classes (excluding B1a office) of greater than 2,500sqm to provide a proportion of floorspace as flexible workspace or small units that would be suitable for SMEs.
- 4.11 Such an approach is consistent with that set out in London Plan Policies E2, E4 and E7 by ensuring that business space will be protected and a range of premises for different uses and users (including SMEs and start-ups) provided, including through intensification of existing workspaces and the delivery of flexible workspaces and small units.
- 4.12 Together Local Plan policies ED1, ED3 and ED4 promote a range of B use class provision, suitable for all types of businesses, including SMEs. The protection of existing business premises from loss or redevelopment for higher value uses, such as residential development, should enable rents to be maintained at levels that SMEs can afford.
- 4.13 As highlighted above SMEs form a considerable proportion of businesses within the borough. It is considered that the above approach to the protection of industrial floorspace will assist SMEs in remaining within the borough, however it is also recognised that the provision of large B1a office schemes of a certain scale and type may not be suitable for SMEs and start-up enterprises. Many such businesses are likely be priced at levels beyond which many SMEs could afford and therefore limit the ability of SMEs to locate in Lambeth. The Local Plan has responded by including a specific policy in relation to securing affordable workspace, which is consistent with London Plan Policy E3. Further detail is set out in Section 5 below.

5. Affordable Workspace

- 5.1 Policy E3 of the DLP defines affordable workspace as that is *“made available below market rent and would be suitable for SMEs as well as charitable and not for profit organisations”*. This definition has been utilised in Local Plan policy ED2.
- 5.2 In accordance with London Plan policy E3 affordable workspace can be sought where it is currently in situ; where cost pressures prevent maintenance of micro, small and medium-sized industries; and where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.
- 5.3 As highlighted in Section 2, the vast majority (99.6%) of enterprises in Lambeth are either micro, small or medium-sized (SMEs) and the number and proportion of such enterprises are falling, in part, due to cost pressures. Section 2 also highlights that SMEs are a key part of the area’s character, which it is considered important to maintain. Specific research has also identified a specific local need for space in support of creative and digital industries (CDI), the growth of which has been hampered by a lack of suitable and available workspace.
- 5.4 Section 2 also highlights that the economic profile of the borough is dominated by SMEs and as highlighted in Section 4 CDIs are a key growth sector for the borough. The Local Plan responds to this by the inclusion of Policy ED2 which seeks to secure affordable workspace for SMEs and not-for-profit CDI organisations to support the safeguarding and growth of the CDI sector. The support for the CDI sector and for seeking affordable workspace within Local Plan Policy ED2 is consistent with the approach and criteria of London Plan Policy E3, clauses A-C⁸ and the need for such an approach in Lambeth is demonstrated below.
- 5.5 As set out in London Plan policy E3 in support of any policies relating to affordable workspace boroughs are encouraged to prepare evidence in relation to need and viability, which is set out below.

⁸ The other provisions of Policy E3 relate to the implementation of the policy and delivery of affordable workspace rather than the need to justify the council’s approach and are therefore addressed directly in Local Plan Policy ED2 itself and/or the associated Affordable Workspace SPD, which is currently in draft form.

Need for Affordable Workspace

- 5.6 Affordable workspace is widely regarded as a key factor for supporting the success of SMEs. The London Assembly report '[Helping SMEs to thrive](#)' (2017) recognises that the lack of availability of affordable business accommodation is a major challenge facing SMEs in London. The report recommends ensuring that the right sort of affordable workspace is available for start-ups and for SMEs looking to expand. This has in part driven the approach within the Local Plan.
- 5.7 Section 2 has set out how SMEs are a key feature of Lambeth's economy, and CDIs will often also fall within this category. Therefore there is recognition that for the CDI sector to remain and grow in the borough, such organisations will require access to workspace that they can afford as well as SMEs more generally. Appendix 2 contains information on the rent rises which businesses in the borough have experienced in relation to what they are able to afford. Section 2 has set out how business rates have also risen in recent years, meaning SMEs are facing more challenging conditions (see Section 2). This may partly explain the relatively high business birth to death ratio, compared to Inner London as a whole, where in 2018 there were 2,380 business births within the borough, but also 2,095 business deaths⁹
- 5.8 The CDI Study 2017 also found that 51% of businesses said that finding affordable workspace was a challenge and 63% of responses identified low-cost space as their most significant future business need.
- 5.9 Though a lack of workspace at prices that can be afforded by potential occupiers is impacting on current occupiers, it is also likely to impact on the growth of the CDI sector in Lambeth. [The Brixton Creative Enterprise Zone Research Study](#) identifies that in Brixton the creative industries suffer from an undersupply of workspace that is putting businesses at risk and constrains growth. Whilst there are a number of creative workspaces, less than 10% of these are in perpetuity, and therefore risk being lost in the future.
- 5.10 In addition to supporting SMEs, affordable workspace is vital to support charitable and not-for-profit organisations to deliver social outcomes in the borough. At the time of writing, there were 26 such organisations in direct contact with the council's Business, Culture and Investment team who had specified that they require affordable workspace at the current time or immediate future. Whilst this is the number of live enquiries at the time of

⁹ See ONS data available at:
<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>

writing, it is worth noting this number is likely to underrepresent the number of organisations looking for space.

5.11 In conjunction with Local Plan Policy ED2, the council is developing a charitable and not-for-profit register of organisations who require unmanaged affordable workspace. In early 2020, the council will invite charitable and not-for-profit organisations to apply to the register and will assess applications based on the organisation's need for affordable workspace and demonstration of their organisation's ability to deliver significant social value and other factors in line with the council's criteria as follows:

- Charitable or not-for-profit status of the organisation
- Social Value
- Need for affordable workspace
- Community Engagement
- Business Conduct

5.12 Further information about the criteria relating to the Approved Charitable and Not-for-Profit Register can be found within the [draft Affordable Workspace SPD](#).

5.13 In addition, existing affordable workspace is experiencing demand that outstrips supply as set out below (see paragraph 5.28). This demonstrates that there is a clear need and demand for affordable workspace within the borough.

Examples of organisations requiring affordable workspace

5.14 The identified need for affordable workspace is widespread, however the Council has gathered some evidence as case studies, indicative of the type of demand within the borough. Photofusion were facing rent increases of 400% at their previous premises. Through the council they have secured free, temporary space within International House for a 5-year period. However, Photofusion will require affordable space elsewhere to ensure they can remain in Lambeth in future years. Further examples of other non-for-profit organisations who require affordable workspace include an internationally renowned theatre and performing arts organisation; a charity focused on the progression of media professionals from underrepresented backgrounds; and a charity focused on inspiring young people through technology and unlocking their potential.

5.15 Although cultural and artistic venues in South Bank and Waterloo are considered to be very successful, a number of the borough's major cultural institutions that run them are limited by the access to affordable space, specifically for 'back-office' and support activities. A number of education providers are also actively looking for affordable workspace. This includes: Brixton Finishing School, who provide 12 weeks of free, full time learning to underrepresented groups to provide skills for use in the creative industries;

IntoUniversity, which support young people from disadvantaged backgrounds to achieve their ambitions; and the Institute of Imagination, which works with children to develop skills across the arts, sciences and digital technologies.

Viability of Affordable Workspace

5.16 In accordance with Policy E3 of the DLP the viability of affordable workspace provision has been tested. [The London Borough of Lambeth: Local Plan and Community Infrastructure Levy Viability Review \(2019\)](#) tested the impact of different affordable workspace discounts in the 3 existing CIL Charging Zones in the borough. The different discounts tested were:

- 10% of floorspace let at a 20% discount to market rents for a 15-year period;
- 10% of floorspace let at a 50% discount to market rents for a 15-year period; and,
- 10% of floorspace let at a 50% discount to market rents for a 125-year period.

5.17 The testing found that in CIL Charging Zone A (Waterloo and Vauxhall), that schemes providing 10% of floorspace let at a 50% market rent discount was viable for a 15-year period. This has been reflected in Policy ED2 for Waterloo and Vauxhall.

5.18 The testing also found that in CIL Charging Zone B (which includes Oval, Kennington and Clapham and Brixton) that schemes providing 10% of floorspace let at a 20% market rent discount was viable for a 15-year period. As such, this has been reflected in Policy ED2 for Oval, Kennington and Clapham.

5.19 The testing found that in CIL Charging Zone C (the remaining part of the borough), letting floorspace at a discounted rate would not be viable and therefore there is no requirement in Policy ED2 to provide affordable workspace in the remaining part of the borough.

5.20 In support of London Plan policy HC5 and in recognition of the importance of securing affordable workspace provision in the Brixton CEZ, the council commissioned additional viability evidence for Brixton. [The Brixton Creative Enterprise Zone: Affordable Workspace Analysis 2018](#) found that the viability of delivering affordable workspace for a period of 25 years varied in different parts of the CEZ and depended on the size of the proposed office development.

5.21 Within the Brixton Major Centre it was found that larger schemes had greater viability and accordingly could provide affordable workspace with larger discounts. For the wider CEZ, the opposite was true as smaller office developments were found to be more viable and able to provide affordable

workspace at larger discounts. These findings have been directly reflected in part a) of Local Plan Policy ED2.

Types of existing workspace

- 5.22 SMEs across sectors occupy all types of commercial spaces, however incubators, accelerators and co-working spaces are specifically valued for their contribution to supporting SME growth, as highlighted by the Greater London Authority's [Supporting Places of Work: Incubators, Accelerators and Co-working Spaces](#) (2014) study.
- 5.23 Lambeth currently benefits from a number of premises which already offer workspace to users at below market rents. These are often managed by workspace providers who provide support as well as workspace to end users.
- 5.24 The CDI sector also occupy a number of different types of workspaces. For instance, the [CDI Study 2017](#) also notes the use of railway arches, such as those along Leake Street and between Vauxhall and Waterloo, for a range of CDI uses and activities associated with the arts. This is consistent with the findings of the [Brixton Creative Enterprise Zone \(CEZ\) Research Study](#) (see page 19) which notes that the majority of artistic spaces in Brixton are small-scale and that many artists and studios are accommodated in 'secondary space' such as in railway arches or above retail units.
- 5.25 The [CDI Study 2017](#) (see page 57) also identifies that in Brixton and Loughborough Junction (both within the Brixton CEZ), has seen a displacement of creative businesses from railway arches and that there is a further risk of development displacing or pricing out artist and creative workspaces in favour of higher value uses. It highlights that the majority of artists' studios in the CEZ area are managed by Artist Studio Company who charge *"an average rental price of £15sqft (affordable as indicated in the GLA's 2017 Artists Workspace Study), their [the artists] long-term ability to stay within the area is under pressure due to recent and prospective rent rises."* The [CDI Study 2017](#), (page 103) also sets out that *"changes in Brixton are causing several early pioneers of the creative sector to be priced out."* As such, in order to retain the authenticity and culture of Brixton, there is a recognised need to retain and provide workspaces that will retain such organisations in the area.
- 5.26 Such a phenomenon is not restricted to Brixton. The [CDI Study 2017](#) (page 118) also notes that though there are relatively low rental values in Vauxhall, ongoing development in the areas is likely to alter the market and potentially crowd out lower value occupiers; and that high property and rent costs in Waterloo may explain the limited number of marker spaces in the area.

Examples of current affordable workspace provision

5.27 The Brixton Creative Enterprise Zone Research Study identifies numerous facilities that encourage business start-ups in Brixton, including Impact Brixton, Canvas Co-working and Meanwhile Space in Loughborough Junction.

5.28 Tripod has also opened affordable workspace in the basement of Lambeth Town Hall, providing 5,000 sq ft of affordable workspace for 26 start-up businesses. International House also provides 12 floors of affordable workspace and supports over 100 businesses. Make Space Studios in Waterloo is home to over 60 artists and designers and creative businesses working across in painting illustration and fashion, photography, films and other design mediums. In Oval and Kennington, Vox Studios and China Works provide managed workspaces suitable for workspace incubation.

5.29 However, a number these are experiencing high levels of demand which outstrips the supply. As examples, Granby Space, a meanwhile-use premises offering workspace at affordable rents in Waterloo, has received more than 30 enquiries about their space over the past 6 months, and currently has a waiting list of 5 organisations. It should be noted that whilst enquiry levels are high, the waiting list numbers appear low as organisations are often seeking space immediately due to the nature of flexible workspace and therefore do not elect to join the waiting list. Tripod, located in the Lambeth Town Hall, has 12 affordable office spaces (at 50-80% of market rents) which were all let prior to opening. LJ Works is a new facility set to open in early 2020 in Loughborough Junction that will offer workspace at affordable rents accommodating 22 workshop and studio spaces (alongside a training kitchen facility) and is already oversubscribed with 35 organisations on a waiting list for space. ACME, a charity who provide affordable studio space to artists and independently run arts organisations operate two workspaces in Lambeth. Glassyard, with the wider Brixton CEZ area, has a waiting list of 594, with 24 studios on site. Carlew House, in West Norwood, has a waiting list of 410, with 13 studios on site . Further information about these and other workspaces is shown in Appendix 3.

5.30 In connection with the Local Plan Policy ED2, the council is developing an Approved Workspace Provider List. In early 2020, the council will invite workspace providers to apply to join the list. Across London, there are 80 providers on the approved lists of other local authorities. The Approved Workspace Provider List will contain organisations that are experienced in and committed to managing affordable workspaces in for appropriate end users in line with the council's criteria as below:

- Affordable Workspace – proven track record or demonstrated capability in designing, fitting out and managing affordable workspace.

- Business Support – proven track record of demonstrated capability of delivering business support for tenants and the wider business community
- Community Engagement – proven track record or demonstrated capability in: enabling cultural and/or local residential community events to take place at their workspace/s; activity promoting the workspace tenant opportunities, services and events to residents local to their workspace/s
- Business Conduct – approach to London Living Wage; local employment (where appropriate); inclusive recruitment; local supply chains; and sustainability

5.31 Further information in relation to the above criteria and the Approved Workspace Provider List can be found within the draft Affordable Workspace SPD.

Policy ED2: Affordable Workspace

5.32 Given the identified lack of workspace at affordable rates; rising rent levels; and the level of need for affordable workspace within the borough, the council has developed policy ED2 to ensure that Lambeth can sustain and grow SMEs by providing affordable workspace at levels that end users can afford. Such an approach is in general conformity with DLP Policy E3.

5.33 Policy ED2 sets out that affordable workspace will be required from B1a office developments in areas where it has been found to be viable in conjunction with proposed CIL rates and other policy requirements. These areas correspond to CIL Charging Zones A and B, and Brixton Major Centre and Creative Enterprise Zone only. However a clause has also been included to enable viability assessment at a site-specific level.

5.34 The policy seeks to protect any existing or new affordable workspaces that is delivered through this policy by requiring that any proposals that would involve a loss of affordable workspace to replace such provision on-site or re-provide elsewhere in Lambeth.

5.35 The policy also sets out three potential routes to the provision of affordable workspace: Leased and managed on a flexible basis by an affordable workspace provider on the council's approved list in accordance with an agreed workspace management plan; managed directly on a flexible basis by the owner where it is demonstrated to the satisfaction of the council that they have the necessary skills and experience and an agreed workspace management plan is in place; and Leased by the owner to one or more end users on the council's approved list of organisations that require non-managed affordable workspace. As set out above, in order to do so, the council will maintain an

Approved Workspace Provider List and an Approved Charitable and Not-for-Profit Register that will indicate further interest in those that wish to provide managed affordable workspace in the borough and those that are seeking non-managed workspace at affordable rates.

- 5.36 The policy sets out that affordable workspace should be provided on site. However, in exceptional circumstances, a payment in lieu may be accepted which will be used by the council to support the provision of affordable workspace anywhere in Lambeth. Further guidance on the application of this policy will be provided in a draft Affordable Workspace SPD.
- 5.37 The policy approach should ensure micro, small and medium-sized enterprises are not priced out of areas that currently accommodate such users. By allowing for affordable workspace to be provided either as managed or unmanaged space, it provides greater flexibility for developers and creates a more varied market.

Appendix 1: Bibliography

In addition to the studies identified in section 1, this paper also draws on the following as evidence for the approach.

- [London Plan 'Intend to Publish' version \(December 2019\)](#)
- [Great Art and Culture for Everyone 2013, Arts Council England](#)
- [Lambeth Business Survey 2015, Ecorys](#)
- [Lambeth Commercial Development Pipeline Report 2018/19](#)
- [Review of Key Industrial and Business Areas December 2019](#)
- [Start me up: The value of workspaces for small business, entrepreneurs and artists in London 2016, Institute for Public Policy Research](#)
- [The business rates revaluation in London: The 2017 Business Rates Revaluation and its Impact on London's Micro, Small and Medium sized business community, Ramidus 2017](#)
- [Supporting Places of Work: Incubators, Accelerators and Co-working Spaces, Greater London Authority, 2014](#)
- [Helping SMEs to thrive](#), London Assembly, 2017

The Topic Paper also references data from the following sources:

- CoStar (2019)
- Non-domestic rating: change in rateable value of rating lists, England and Wales, 2017 Revaluation, VOA
- Inter Departmental Business Register – various years

Appendix 2: Market Rental Data in Lambeth

A note on the rating system used in this research

Evidence gathered by using CoStar – October 2019.

The CoStar Building Rating System has been used to categorise properties. This is a system intended to provide a national rating for commercial buildings which rates all property types on detailed definitions and criteria, and provides greater comparability of property assets across markets.

The Building Rating System differs from the A, B, and C classifications which are predominately local indicators of quality within a particular market. A CoStar Building Rating is intended to be comparable between markets and to be consistent nationally.

The Building Rating System focuses on the quality of the physical attributes of the property, independent of the location. This addresses the fact that a diversity of construction quality exists at any specific location.

Overview of rental rates

Area	Use class	Rating	Rent per sq. ft 2009	Rent per sq. ft 2019	% increase
CIL Zone A - Waterloo, Southbank and Vauxhall	B1a	All/average	£26.41	£44.20	67%
		4/5 star	£32.66	£50.27	54%
		3 star	£21.37	£39.28	84%
		1/2 star	£22.28	£40.66	82%
	B1c	All/average	£11.29	£20.74	84%
		4/5 star	-	-	-
		3 star	£10.68	£19.47	82%
		1/2 star	£11.50	£21.18	84%
CIL Zone B - Oval, Kennington and Clapham	B1a	All/average	£18.31	£32.09	75%
		4/5 star	£27.36	£41.80	53%
		3 star	£17.15	£31.02	81%
		1/2 star	£15.53	£28.62	84%
	B1c	All/average	£13.81	£24.81	80%
		4/5 star	-	-	-
		3 star	£14.51	£26.60	83%
		1/2 star	£13.51	£24.03	78%
Brixton CEZ exc. Major centre	B1a	All/average	£16.89	£31.09	84%
		4/5 star	£24.77	£42.50	72%
		3 star	£17.47	£31.89	83%
		1/2 star	£15.51	£29.11	88%
	B1c	All/average	£11.99	£21.67	81%
		4/5 star	-	-	-
		3 star	£18.08	£32.80	81%
		1/2 star	£10.11	£18.23	80%
	B1a	All/average	£18.69	£33.93	82%

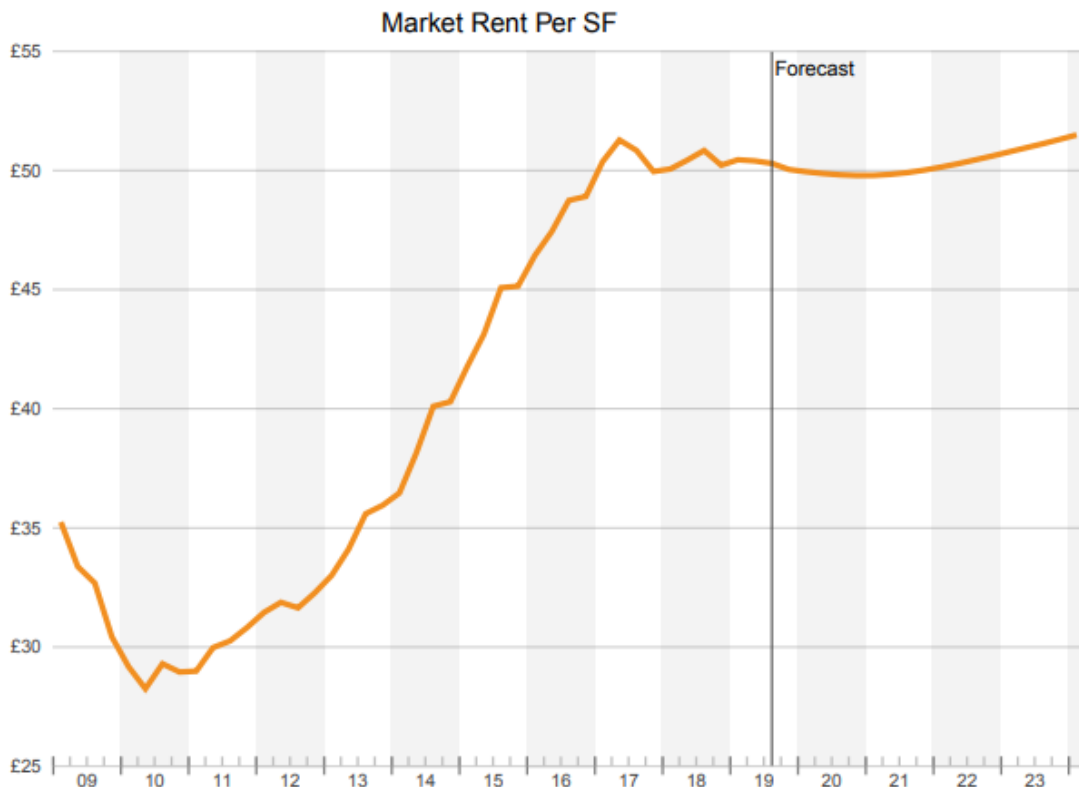
Area	Use class	Rating	Rent per sq. ft 2009	Rent per sq. ft 2019	% increase
Brixton CEZ inc. Major centre		4/5 star	£24.88	£39.19	58%
		3 star	£16.82	£32.38	93%
		1/2 star	£15.06	£27.96	86%
	B1c	All/average	£11.70	£21.47	84%
		4/5 star	-	-	-
		3 star	-	-	-
		1/2 star	£11.70	£21.34	82%
CIL Zones C and D - exc. CEZ	B1a	All/average	£18.61	£33.48	80%
		4/5 star	£23.81	£38.06	60%
		3 star	£18.14	£34.23	89%
		1/2 star	£14.71	£27.26	85%
	B1c	All/average	£10.91	£19.56	79%
		4/5 star	-	-	-
		3 star	£10.46	£18.46	76%
		1/2 star	£11.02	£19.84	80%

Market Rent

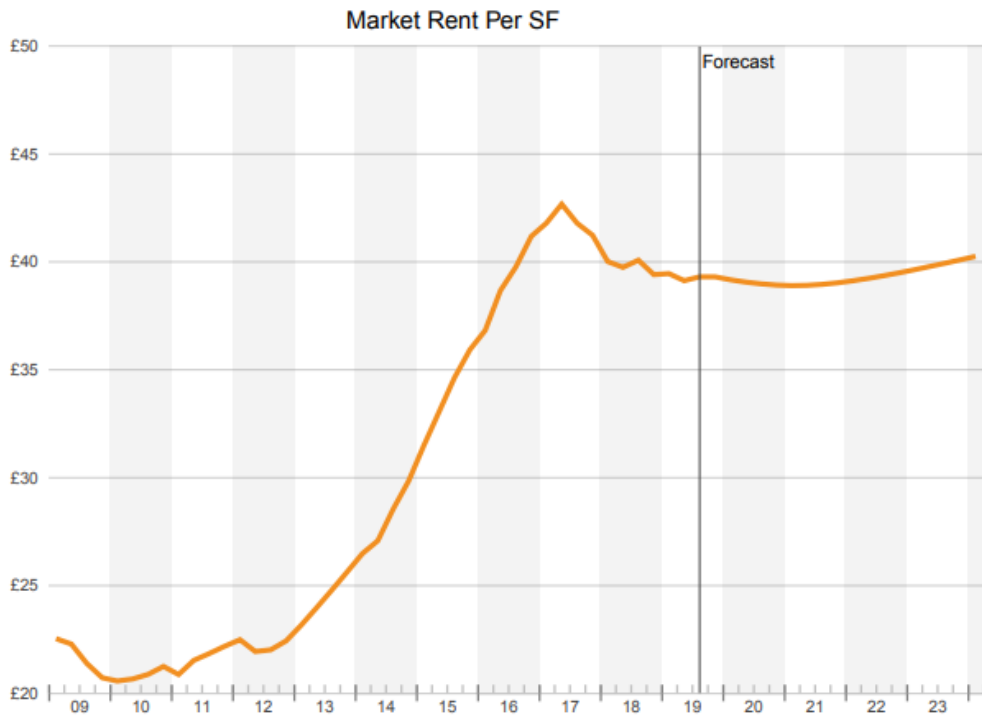
The following graphs identify the average market rent across the defined areas of the borough, by B1a or B1c use-class and broken down by CoStar's Building Rating System.

CIL Zone A – Waterloo, Southbank and Vauxhall

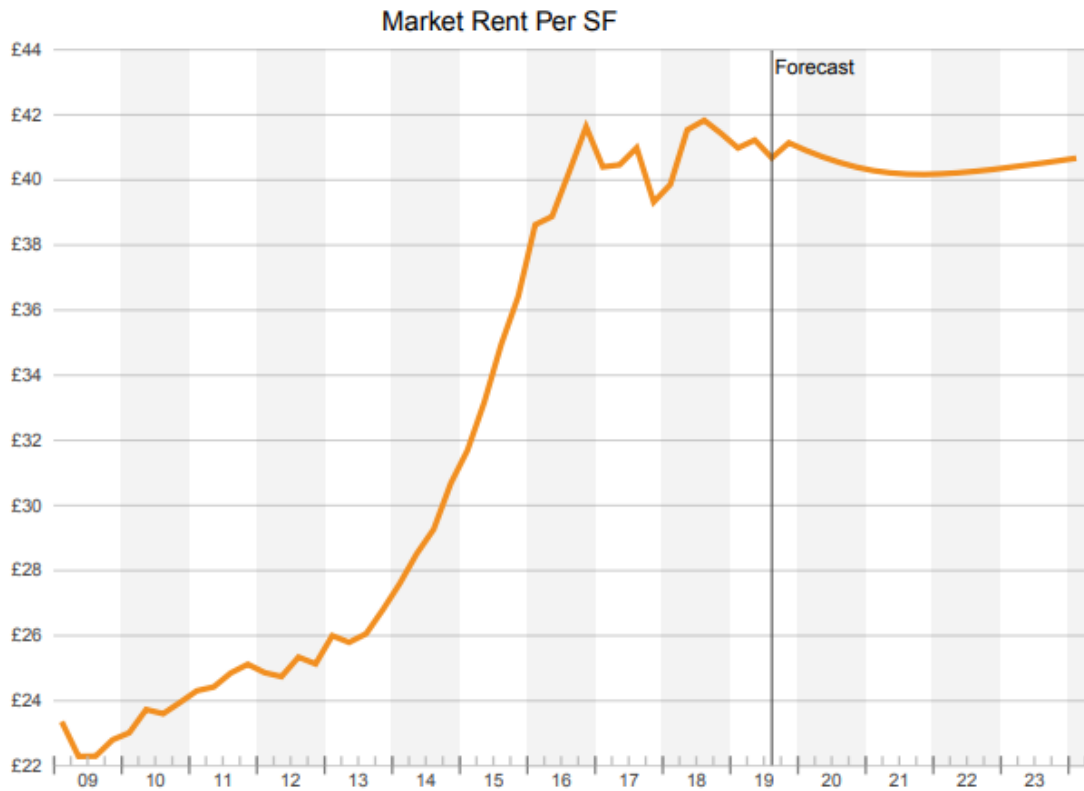
4 and 5 star B1a rental rates



3 star B1a rental rates



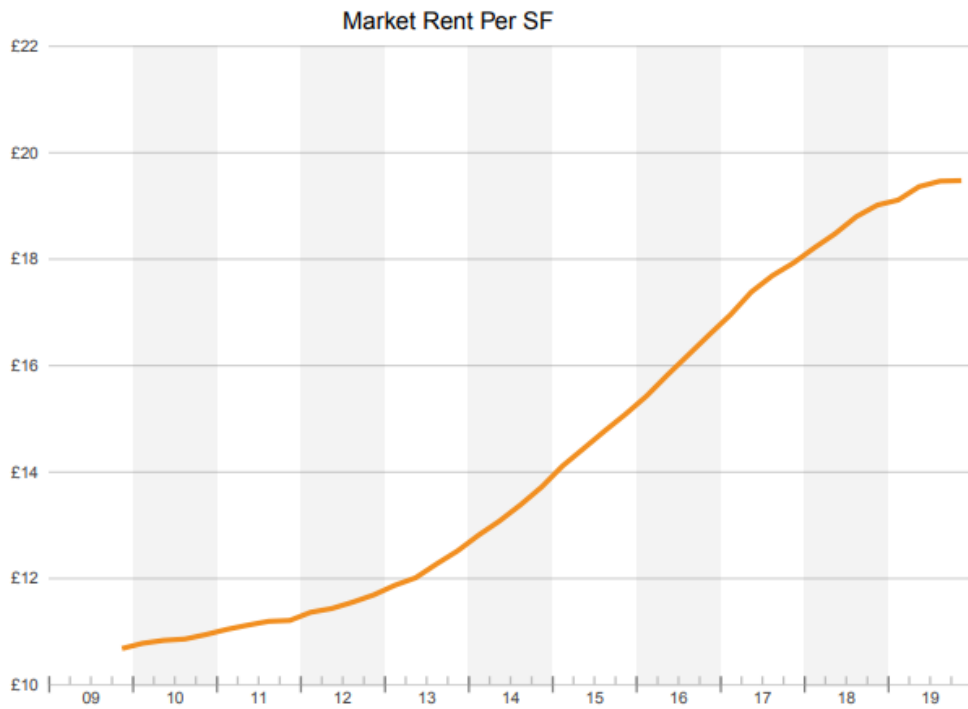
1 and 2 star B1a rental rates



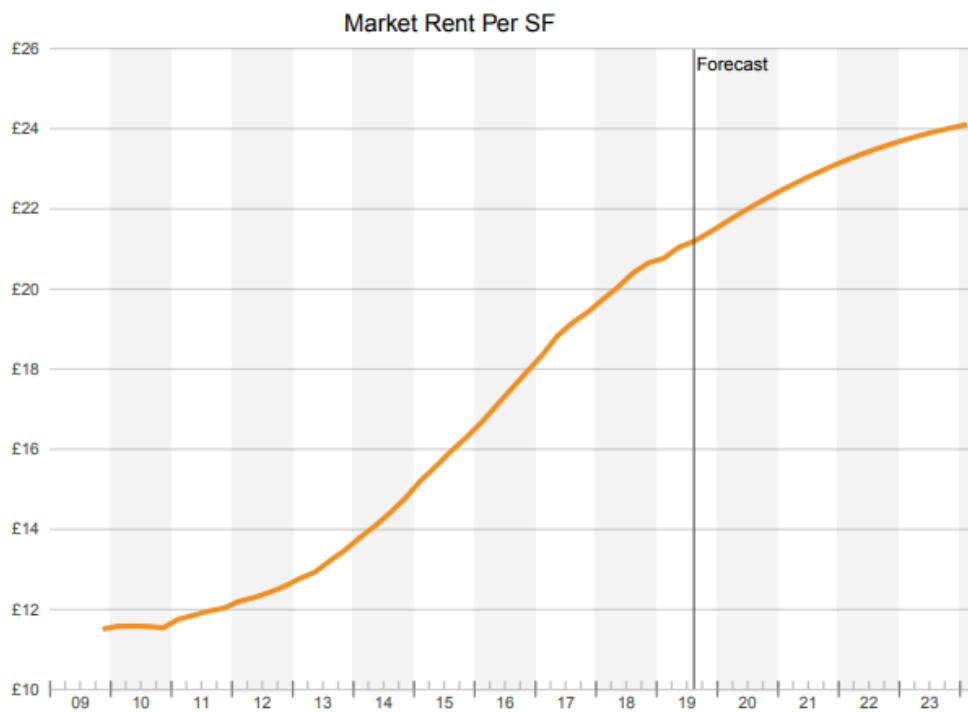
4 and 5 star B1c rental rates

No data available

3 star B1c rental rates

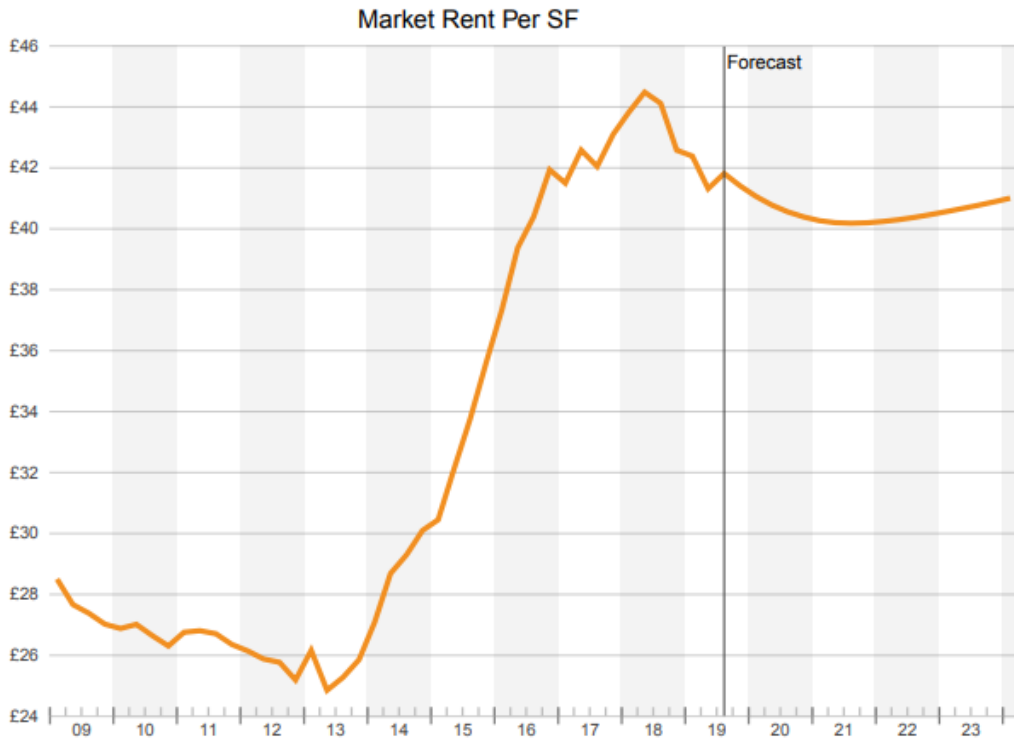


1 and 2 star B1c rental rates

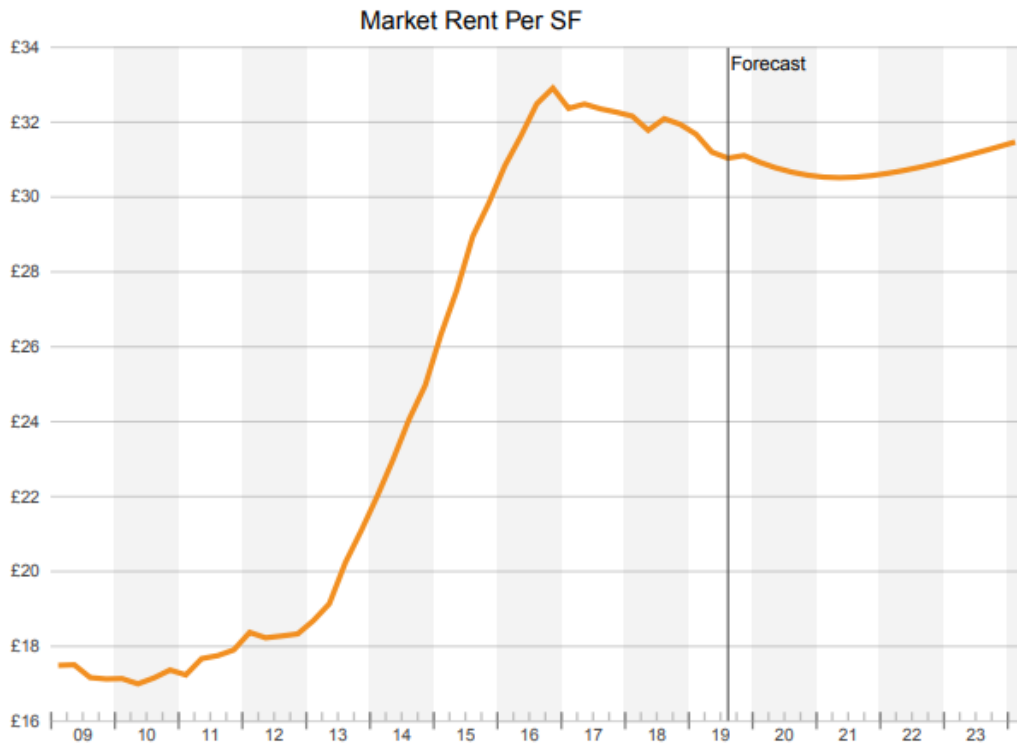


CIL Zone B – Oval, Kennington and Clapham

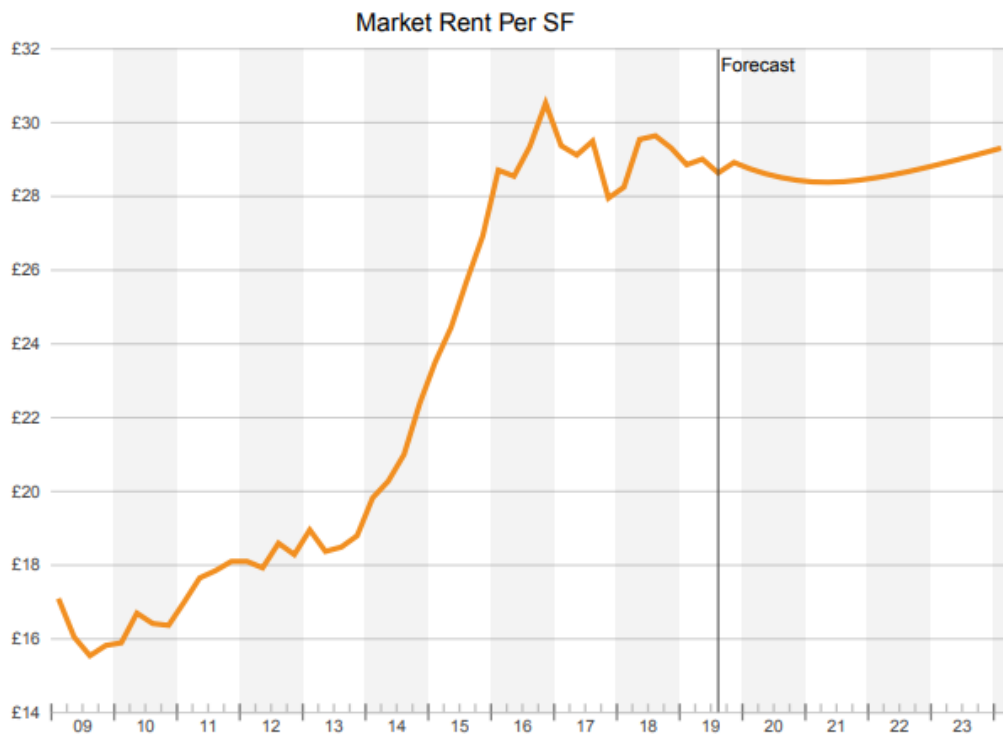
4 and 5 star B1a rental rates



3 star B1a rental rates



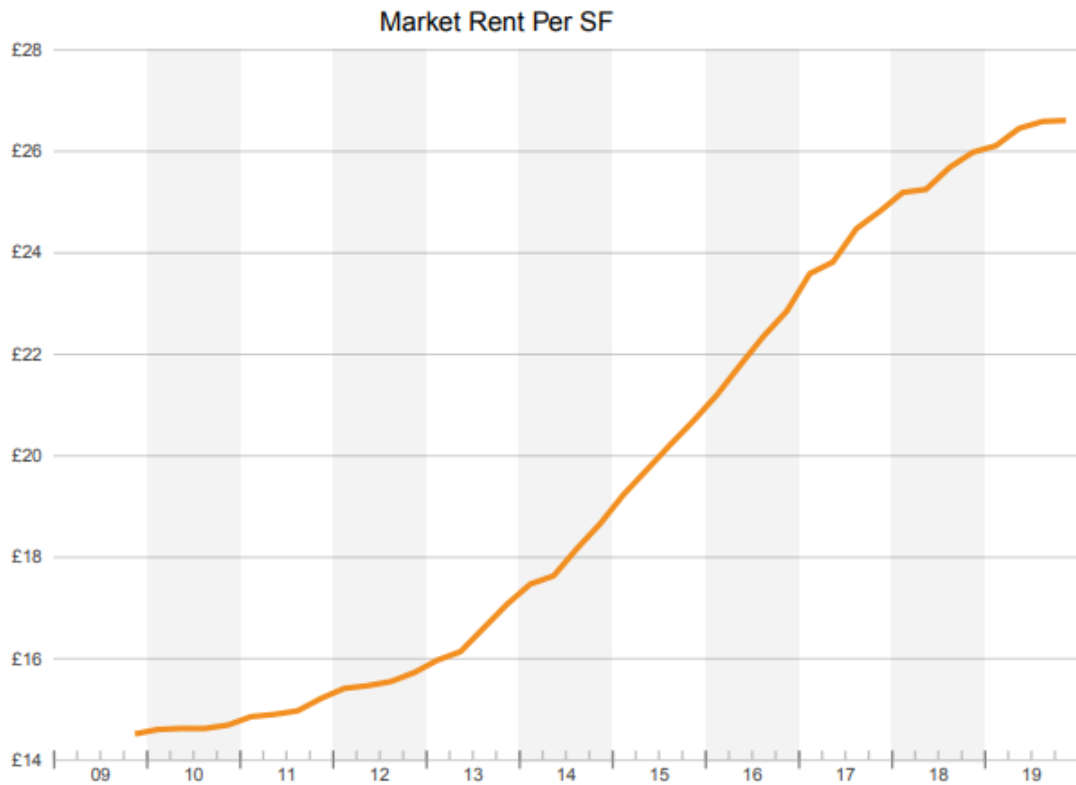
1 and 2 star B1a rental rates



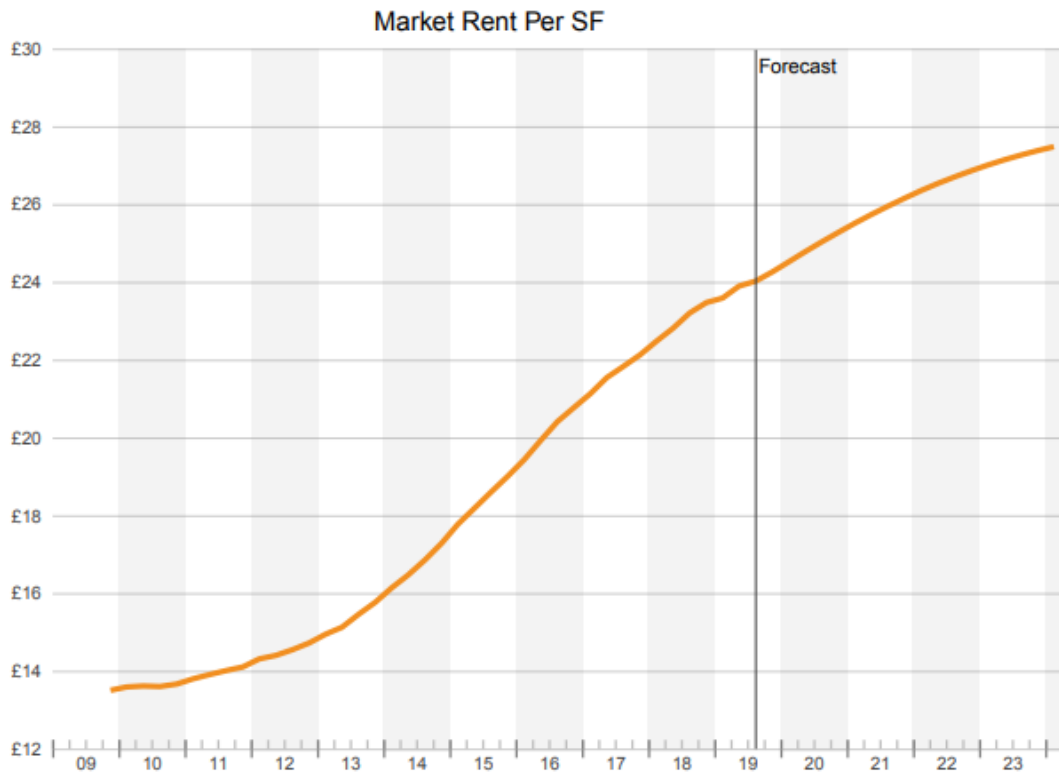
4 and 5 star B1c rental rates

No data available

3 star B1c rental rates

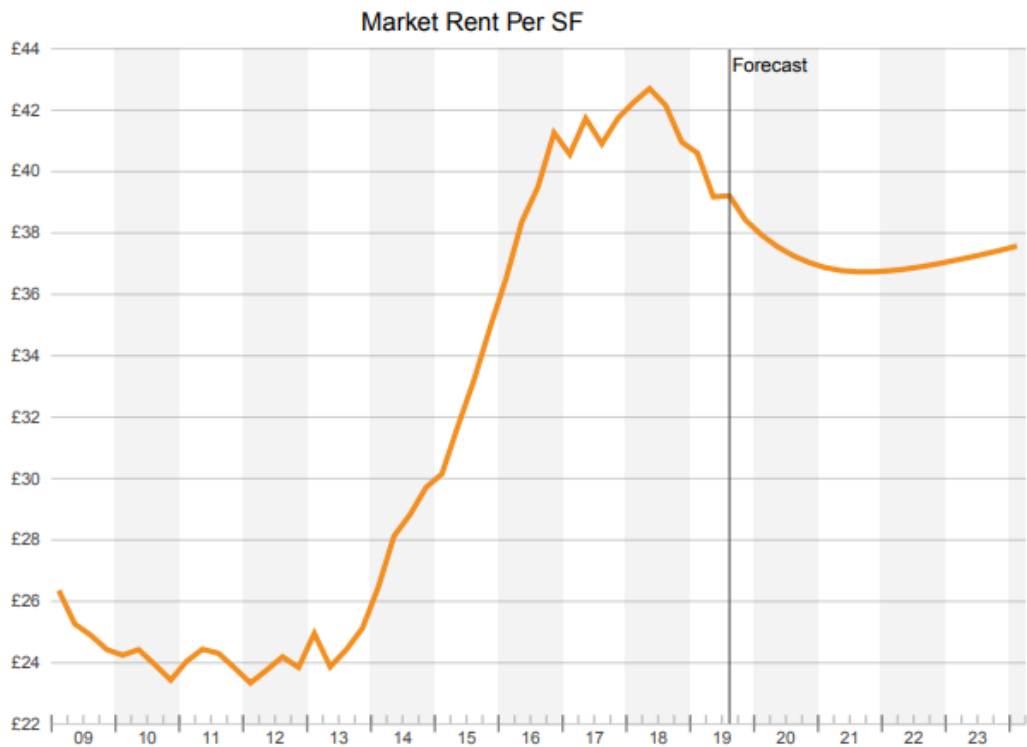


1 and 2 star B1c rental rates

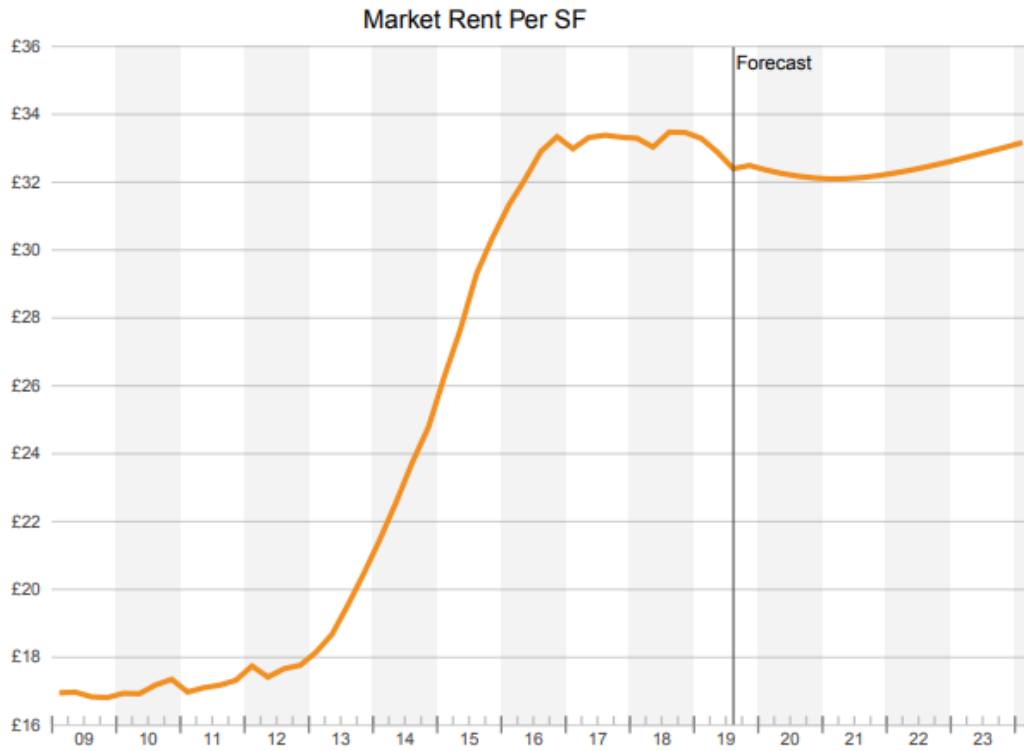


Brixton CEZ – major centre only

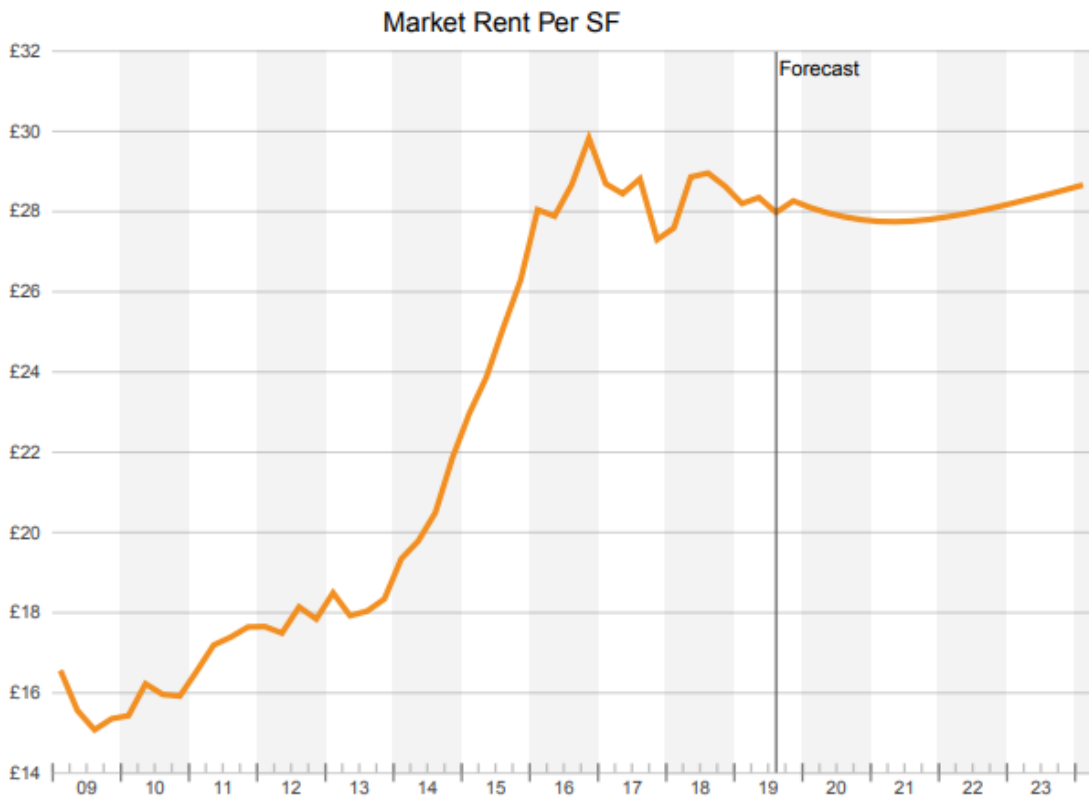
4 and 5 star B1a rental rates



3 star B1a rental rates



1 and 2 star B1a rental rates



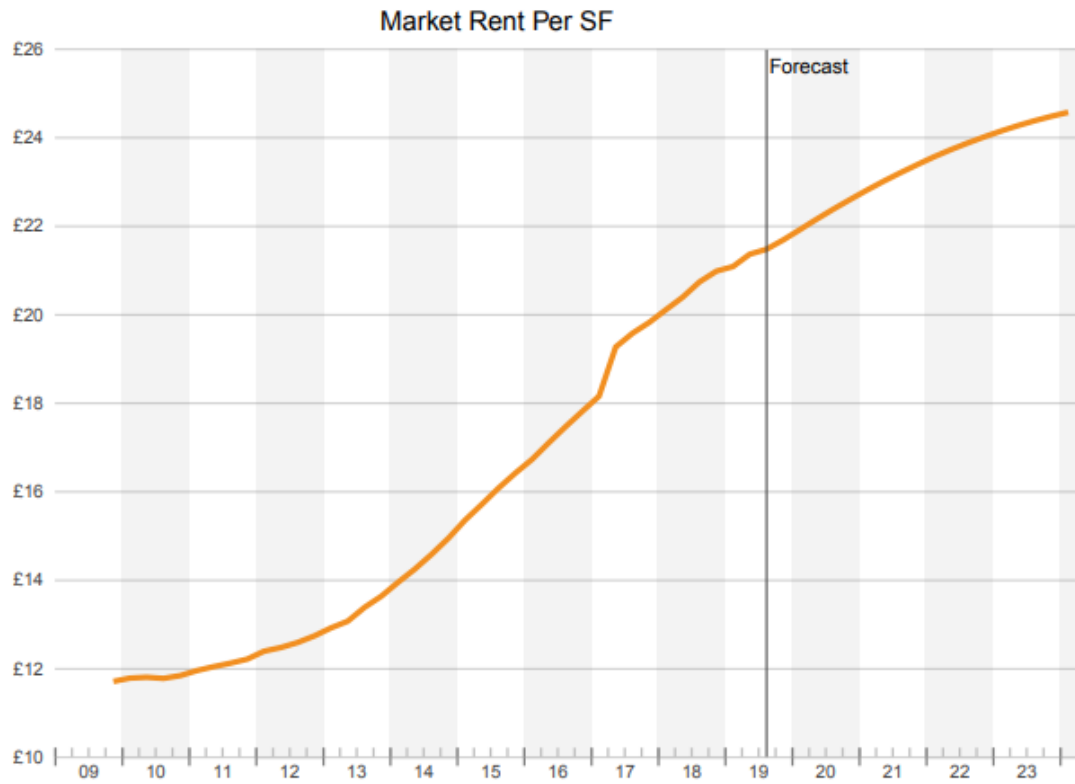
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3 star B1c rental rates

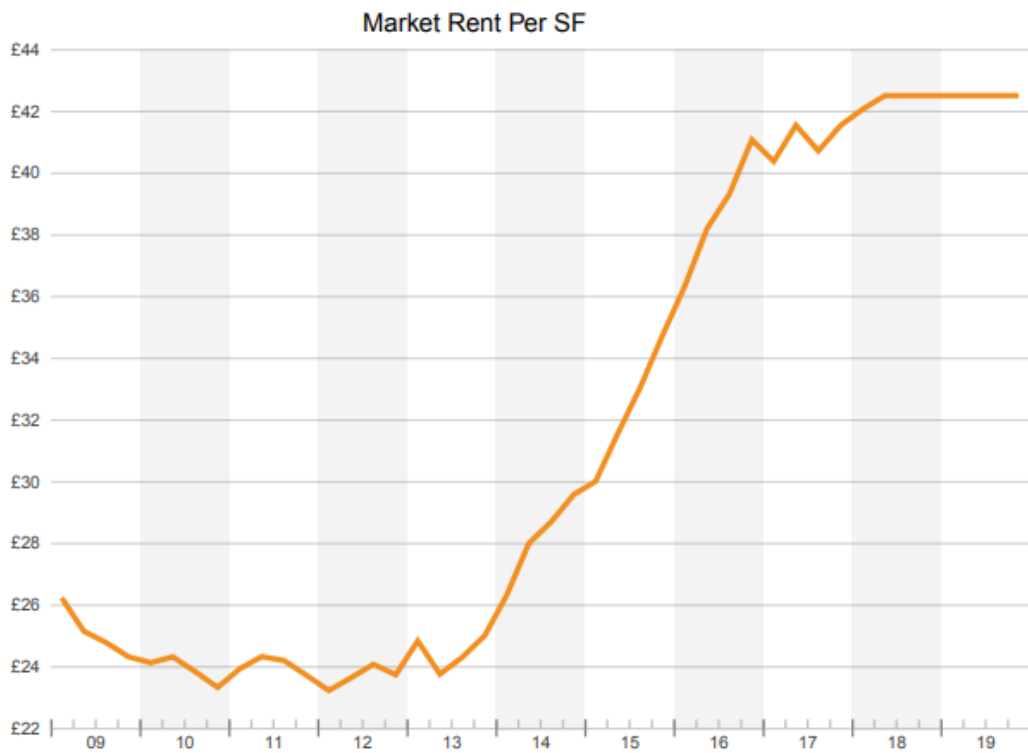
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1 and 2 star B1c rental rates

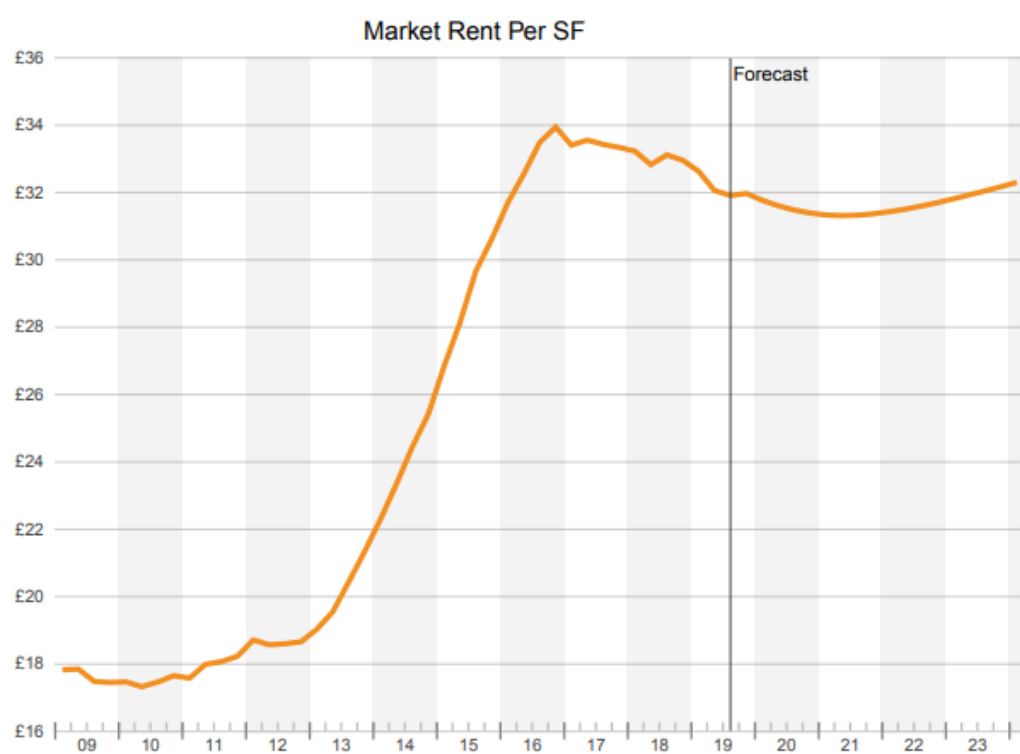


Brixton CEZ – excluding major centre

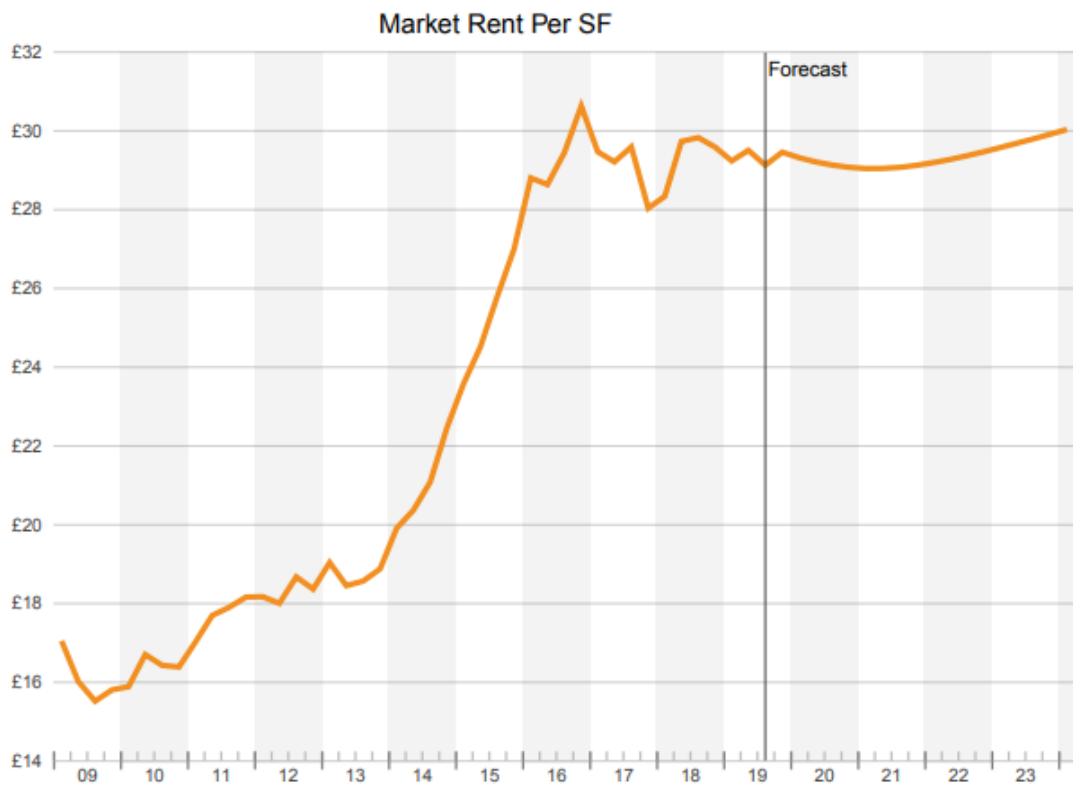
4 and 5 star B1a rental rates



3 star B1a rental rates



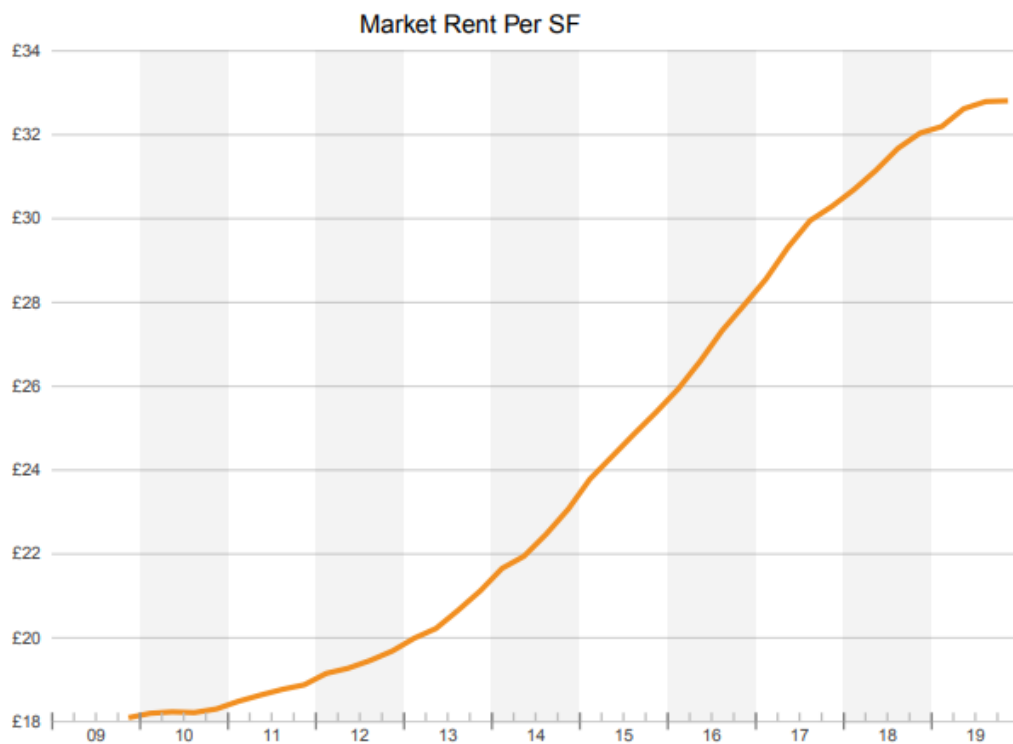
1 and 2 star B1a rental rates



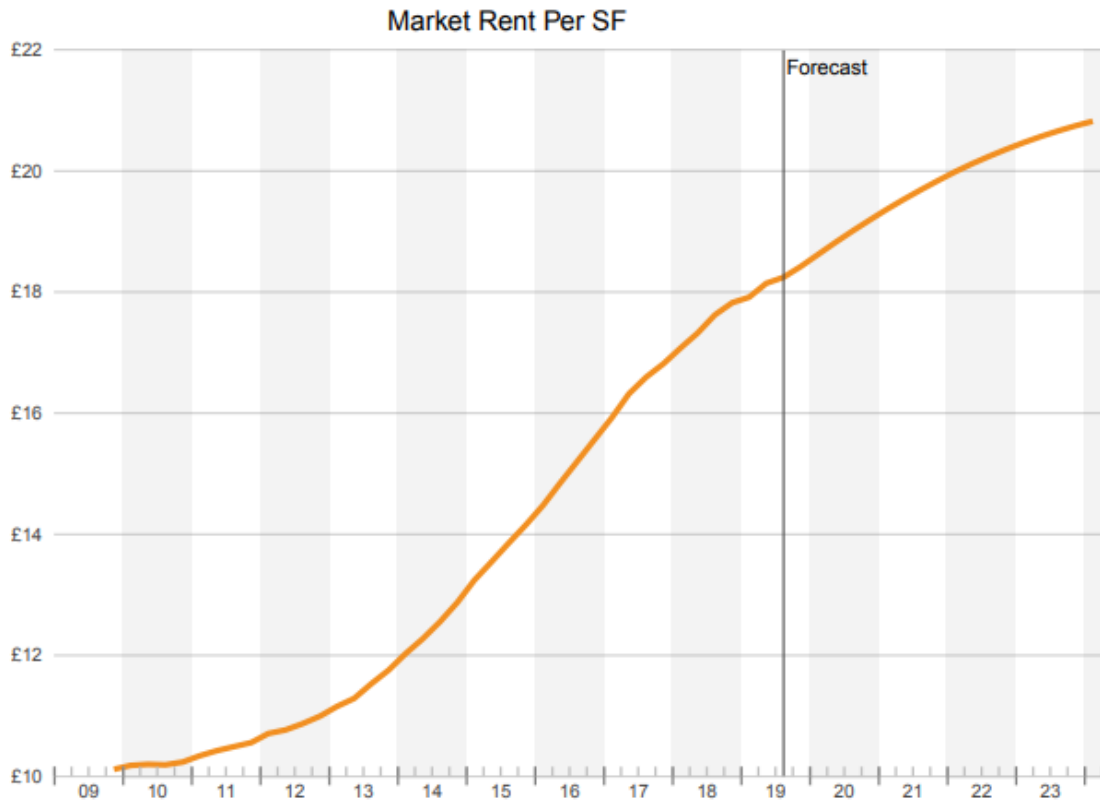
4 and 5 star B1c rental rates

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3 star B1c rental rates

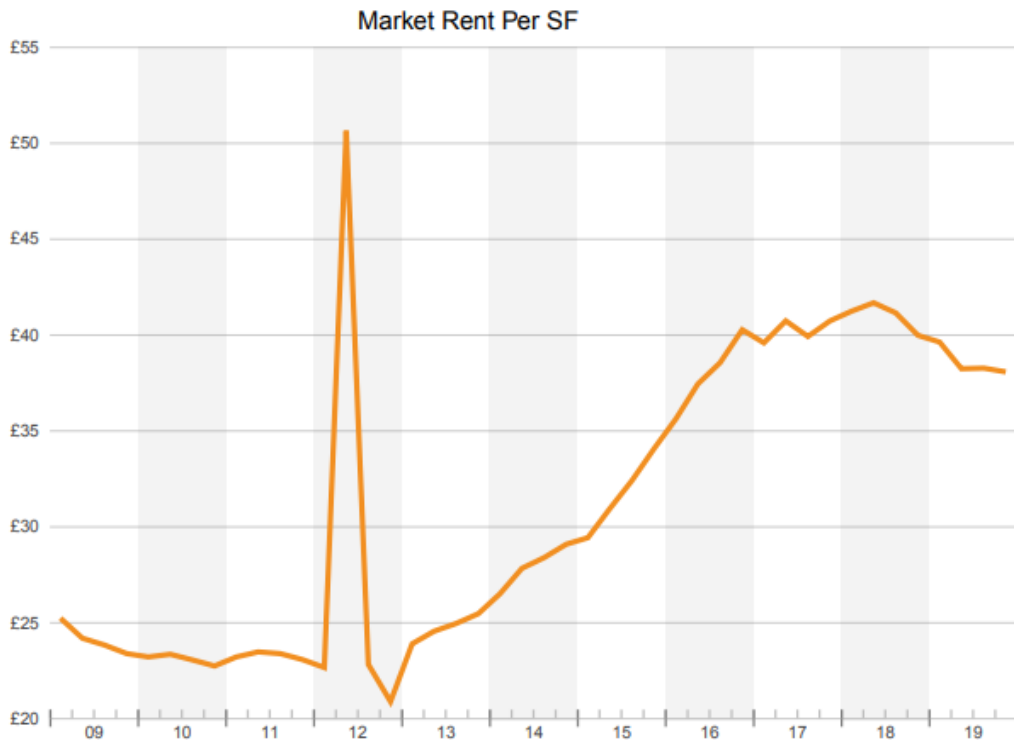


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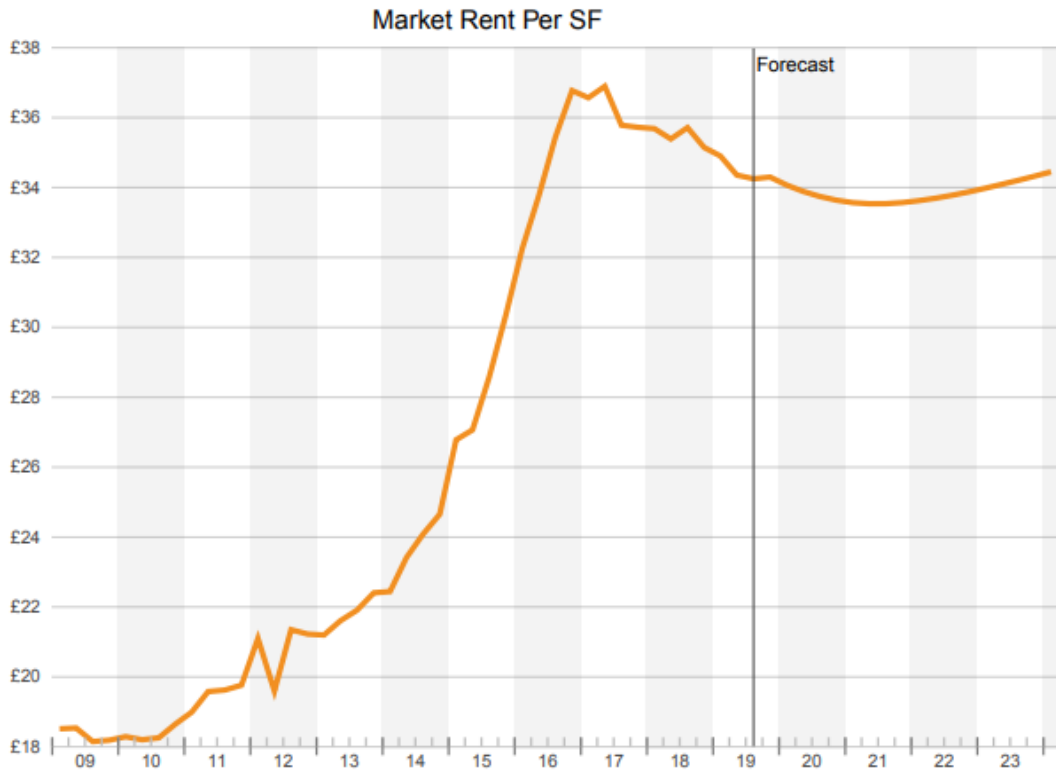


CIL Zones C and D – rest of borough (excluding Brixton CEZ)

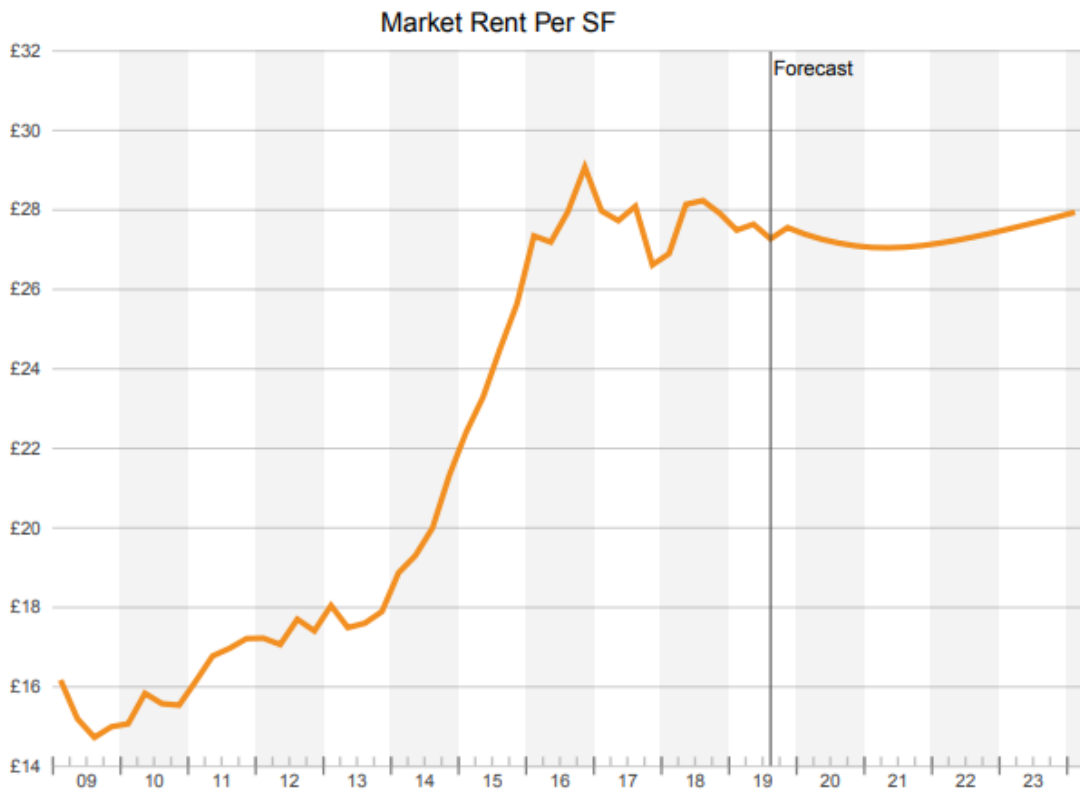
4 and 5 star B1a rental rates



3 star B1a rental rates



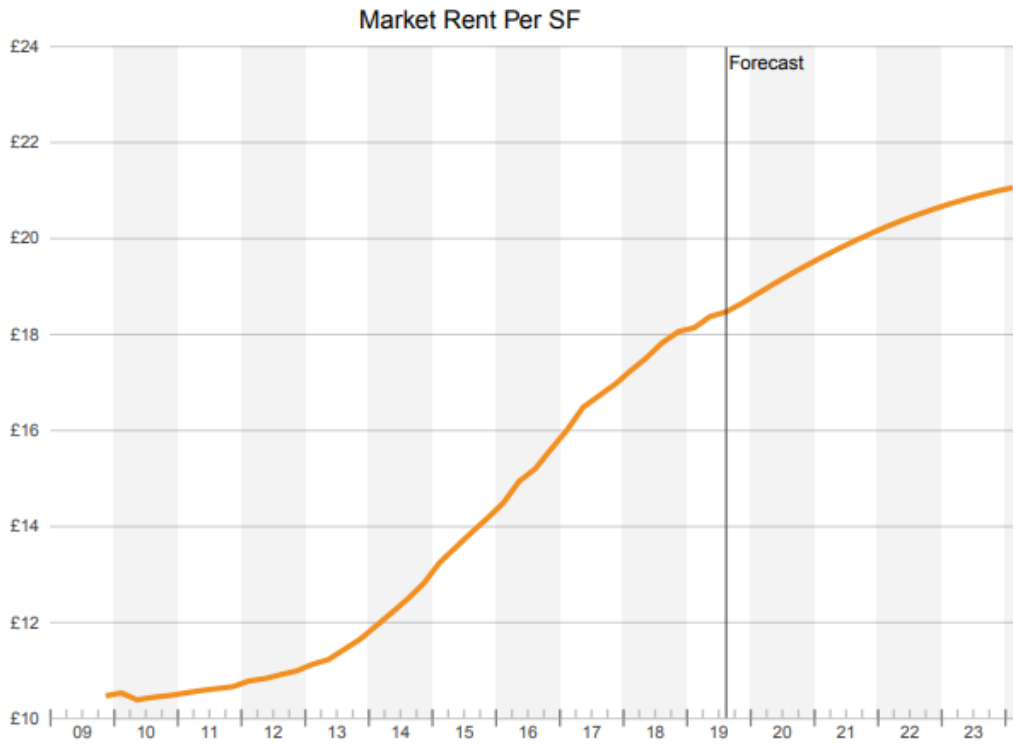
1 and 2 star B1a rental rates



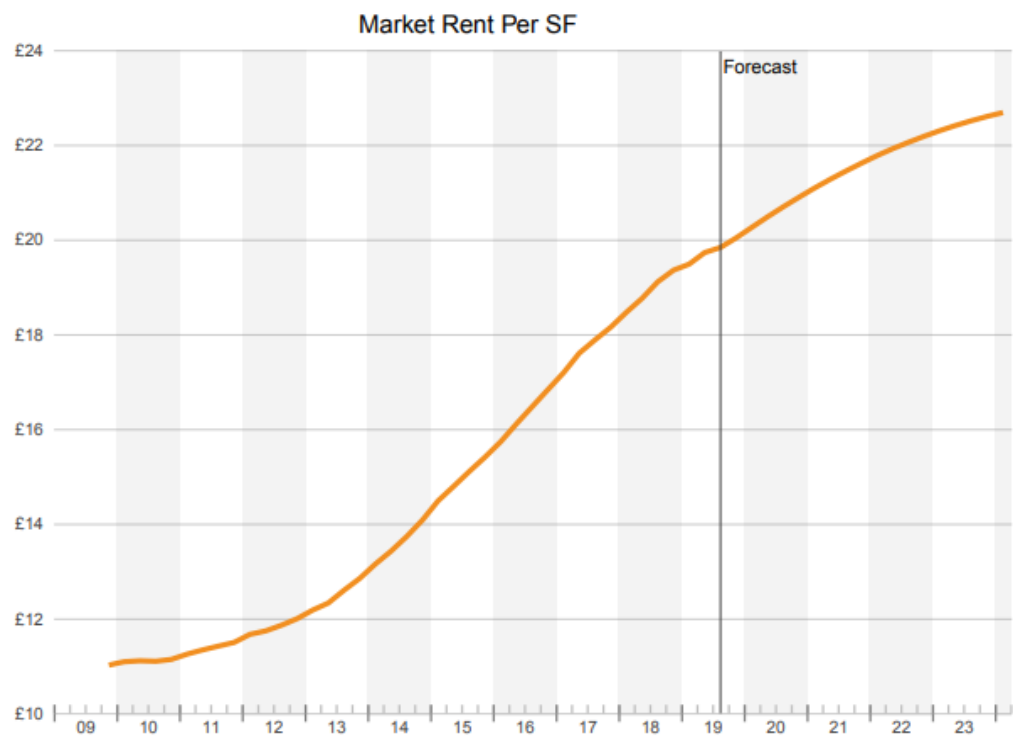
4 and 5 star B1c rental rates

No data available

3 star B1c rental rates



1 and 2 star B1c rental rates



Appendix 3: Demand information for existing workspaces

	LJ Works (exc. Mission Kitchen)	Mission Kitchen at LJ Works	Granby Space	Tripod	International House	Glassyard (Stockwell / Brixton CEZ)	Carlew House (West Norwood)
The number of people/organisations that have enquired about your affordable workspace in Lambeth	35 (only 11 available)	35 (only 11 available)	more than 30 in past 6 months	Studio/office £0-£100: 2 Studio/office £100-£200: 7 Studio/office £200-£400: 8 Studio/office £400-£600: 10 Studio/office £600-£800: 7 Studio/office £800-£1000+: 17 Hot desk: 30	More than 100 businesses currently hosted - enquiries received in excess of this figure but numbers not recorded	Enquirers are directed to sign up for the waiting list	Enquirers are directed to sign up for the waiting list
The number of people/organisations currently on waiting lists for space	35 (space opens Spring 2020)	35 (space opens Spring 2020)	5	No records held	2 organisations currently waiting for a private office - waitlist not maintained for larger floorplates due to the speed at which the flexible office market moves	594 currently on the waiting list – with only 24 studios on site	410 currently on the waiting list – with only 13 studios on site

The amount (£ per sq ft) that enquiries are able to pay	£12-£23 (50-80% of market rates)	£19 (50-80% of market rates)	£17.50 - £48 (50-80% of market rates)	Studio/office £0-£100: 2 Studio/office £100-£200: 7 Studio/office £200-£400: 8 Studio/office £400-£600: 10 Studio/office £600-£800: 7 Studio/office £800-£1000+: 17 Hot desk: 30	£225 per desk; £1,350 for a 6 person office, £2,000 for a 9 person office, £42.50 per sq ft for large floor plates. All include rates, utilities, wifi, meeting rooms, reception.	£15.98 per sq ft	£12.83 per sq ft
Information on the sectors/activities of enquirers	Furniture makers, jewellery makers, graphic designers, fashion designers etc. The spaces are specifically designed for local start up/micro businesses.	Hospitality/food	Varied industries including marketing companies, web/graphic designers charities, tech companies, consultants etc.	Creative and digital industries and community/social	Enquiries across the board but with a focus on purpose led business, tech, design & architecture	Acme lets studios to UK-based artists working in fine art practice (e.g. painting, drawing, sculpture, print-making, fine art photography, installation, performance, multi-media, video and time-based work, socially engaged or participatory practice). They also provide a small number of spaces for independently run art organisations and projects	Acme lets studios to UK-based artists working in fine art practice (e.g. painting, drawing, sculpture, print-making, fine art photography, installation, performance, multi-media, video and time-based work, socially engaged or participatory practice). They also provide a small number of spaces for independently run art organisations and projects

						that provide affordable access to resources, amenities and creative development for artists.	that provide affordable access to resources, amenities and creative development for artists.
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Appendix 4: National Portfolio Organisations in Lambeth

- British Underground Ltd
- Bureau of Silly Ideas
- Christ Church Oxford United Clubs Ltd
- Corali
- Duckie
- Extant
- ILUVLIVE
- Intoart
- Kinetika Bloco
- London Philharmonic Orchestra
- Mandinga Arts
- National Theatre
- Photofusion
- Rambert
- Raw Material Music and Media Education
- Southbank Centre
- Studio Voltaire
- The Poetry School
- Triangle Arts Trust
- Young Vic Company